

- 1.0** *The Specific Plan as Planning Tool*
- 2.0** *Community Context & Integration*
- 3.0** *Land Use Master Plan*
- 4.0** *Transportation & Circulation*
- 5.0** *Master Landscape Plan*
- 6.0** *Community Design & Land Use*
- 7.0** *Parking Regulations*
- 8.0** *Sign Regulations*
- 9.0** *Community Lighting Regulations*
- 10.0** *Infrastructure & Public Utilities*
- 11.0** *Design Review*
  
- 12.0** **Implementation**

## 12.0 IMPLEMENTATION

To initiate the implementation of the Specific Plan, the following actions must be taken by the Santa Clarita City Council:

- Certify the Environmental Impact Report as adequate and complete.
- Approve the Specific Plan as a non-conditional Specific Plan.

### 12.1 Specific Plan Modifications

Minor modification to the approved Specific Plan will be allowed at the discretion of the Community Development Director. Modifications to the Specific Plan must be consistent with the purpose and intent of the originally approved Specific Plan. All modifications or amendments to the approved Specific Plan, other than minor changes, will be processed as a Specific Plan Amendment and are subject to the Specific Plan approval procedures described in the Santa Clarita Zoning Ordinance.

The following modifications constitute minor changes to the approved Specific Plan:

#### *Planning Unit Size*

The gross acreage of a residential or commercial area (including manufactured slopes, and collector, local and private streets as applicable) may vary from the acreage specified in the Specific Plan as long as the total number of units for the Community is not exceeded and the density for a parcel is consistent with the requirements of that area.

*Roadways*

Minor changes in roadway alignments are allowed, provided such changes are consistent with the streetscape concept for roads. Minor changes are also allowed as a result of more precise design & engineering as well as changes in land use patterns.

*Density Transfer*

Density transfers of up to 10% shall be allowed between development areas. Owners of all areas subject to the density transfer shall be part of the application, or shall submit a letter of agreement to the conditions of the transfer.

*Product Alternatives*

Minor changes in product type may be allowed if it is consistent with the overall intent of the Specific Plan.

**12.2 Future Development Proposals**

The following administrative standards apply to the implementation of future development applications (i.e. plot plans, tract maps, or parcel maps) for projects within the Specific Plan area.

- Future tentative or parcel maps and site plan review documents will be consistent with the Specific Plan.
- Final subdivision or parcel maps will be in substantial conformance with the approved tentative or parcel map as well as the approved site plan documents.
- Building permits for dwelling units will be issued when a final subdivision map has been recorded. Permits may be issued for model units prior to the final map recordation subject to the requirements of the City.

### **12.3 Phasing**

The phasing program may be modified, provided the objectives of the program continue to be met, and provided that all infrastructure including, but not limited to roads, sewer facilities, water supply, and drainage facilities are available to serve the proposed development. Deviations from the phasing plan will be subject to the approval of the City Planner, and if deemed to be a significant change, the Planning Commission. Such changes may not necessarily be considered a Specific Plan amendment, however.

### **12.4 Financing of Major Specific Plan Improvements**

Various techniques are available for the financing of the improvements associated with the Specific Plan development. The most appropriate financing mechanism for each particular improvement will involve a multi-step process. First, the City and the developer will agree on the various options from which financing will be chosen. Once the City and developer agree on which options are most viable, these options will be approved as part of a development agreement. At this time, the exact financing method need not be specified, however, the City and the developer must mutually agree to the alternatives.

Some of the most viable funding mechanisms are listed below:

#### *Legislative funding mechanisms*

- Bridge and Thoroughfare District
- Federal and State Transportation Programs
- Redevelopment programs
- Impact fees
- Mello-Roos district

- Other form of assessment districts
- Facilities benefit assessment
- Land reservation, dedication, deeding in fee, or easements
- Hook-up charges
- Reimbursement agreements

### **12.5 Developer Funding**

In many cases, certain facilities are tied directly to individual projects. In these cases, the developer will pay the cost of the facility. Water, sewer and drainage facilities are examples of facilities that are normally required concurrent with development.

Examples of developer funding

- Conventional subdivision financing
- Turnkey construction
- Construction loans
- Equity financing

### **12.6 Maintenance**

Maintenance responsibilities within Porta Bella will be divided between the individual property owner's, the Master Homeowner's Association, a landscape and lighting district and the City of Santa Clarita.

Covenants, Conditions and Restrictions (CC&R's) will be recorded for the plan area to further ensure the maintenance of facilities and landscaping.

*Streets*

Each of the street rights-of-way identified as public within the plan will be dedicated to and maintained by the City of Santa Clarita in accordance with established City policies. Streets identified as private shall be maintained by the Master Homeowner's Association.

*Landscape and Lighting District*

A master landscape and lighting district as part of the Master Homeowner's Association will be responsible for maintaining parkway landscaping, including landscape easements adjacent thereto, and project identity signs and monuments. District maintenance areas will be established for the maintenance of street lighting and drainage facilities within the subject area not maintained by the City or other Districts.

*Drainage Facilities*

Permanent drainage improvements within Porta Bella will be constructed within basic rights-of-way, and dedicated to either the City or appropriate District for maintenance.

Where it is necessary to construct drainage improvements outside of public rights-of-way, drainage easements will be dedicated to the City or appropriate District. Upon dedication, the City or District will assume responsibility for maintenance of underground facilities only; maintenance responsibility for surface improvements within drainage easements will not be transferred.

Drainage facilities on private property in absence of an easement will be considered to be private drains. Maintenance of such private drains will be the responsibility of the landowner or the association charged with the general maintenance of the landscaping and other common improvements of the area in question.

*Water and Sewer*

The Santa Clarita Water Company, the County of Los Angeles District 26, or other council approved water company or purveyor will assume responsibility for the maintenance and monitoring of water and sewer facilities to be constructed within the public rights-of-way and easement areas containing public facilities. The City of Santa Clarita will monitor the construction of water and sewer facilities located on private property within Porta Bella,

Where it is necessary to construct water or sewer improvements outside of public rights-of-way, easements will be dedicated to the City of Santa Clarita or appropriate District. Upon dedication, the City of District will assume responsibility for maintenance of the underground facilities only; maintenance of surface improvements within easement areas, other than those facilities for which the easement was specifically granted, will not be transferred.

Water and sewer facilities located on private property in the absence of an easement will be considered to be private facilities. Maintenance of such private facilities will be the responsibility of the landowner, association or district charged with the general maintenance of the landscaping and other common improvements of the area in question.

*Other Facilities*

The Southern California Gas Company will maintain natural gas lines within the project site. The Southern California Edison Company will maintain project electrical facilities. The local cable television company will maintain cable television facilities. Pacific Telephone will maintain telephone facilities.

**12.7 Relation to the General Plan**

The purpose of this section is to ensure the goals and policies of the City of Santa Clarita General Plan are represented in the Master Plan (design) and Specific Plan (implementation) components of the new community being presented by Northholme Partners.

The following are the twelve elements included within the Santa Clarita General Plan:

1. Land Use
2. Housing
3. Economic Development
4. Circulation
5. Parks and Recreation
6. Open Space and Conservation
7. Air Quality
8. Public Safety
9. Noise
10. Community Design
11. Public Services, Facilities, and Utilities
12. Human Resources

In the following paragraphs, the issues and goals identified within the Santa Clarita General Plan under each element have been evaluated, and this project's affect or method of complying with the General Plan's goals are stated.



### **Porta Bella's Relation to the City's General Plan**

The purpose of this section is to demonstrate that the goals and policies of the City of Santa Clarita General Plan are represented in components of Porta Bella. The General Plan is the basis of information for the design of the Master Plan.

To demonstrate the relationship, this section will: 1) state the issues, goals, and policies of the individual General Plan by element, and 2) identify the features and methods of the project which are relevant to the General Plan.

The following are the twelve elements included within the Santa Clarita General Plan:

1. Land Use
2. Housing
3. Economic Development
4. Circulation
5. Parks and Recreation
6. Open Space and Conservation
7. Air Quality
8. Public Safety
9. Noise
10. Community Design
11. Public Services, Facilities, and Utilities
12. Human Resources

In the following pages, the issues and goals identified within the Santa Clarita General Plan under each element have been evaluated, and this project's affect or method of complying with the General Plan's goals are stated.

## 1.0 LAND USE ELEMENT

Issue 1: Types and mix of Land Use to be designated in the planning area.

Goal 1: To achieve the development of a well-balanced, financially sound, and functional mix of residential, commercial, industrial, open space, recreational, and institutional land uses.

### *Policies*

1.1 Encourage the development of a broad range of housing types to meet the needs of the existing and future resident of the planning area, including, but not limited to, the development of single-family detached homes, condominiums, apartments, and manufactured housing.

*The Specific Plan area has an unusually broad range of quality housing opportunities ranging from residential above commercial in the Town Center to 10,000 square foot estate lots.*

1.2 Promote the development of service and neighborhood commercial activities to meet existing and future needs. These centers must be non-intrusive, sensitive to residential land uses, and located adjacent to arterial roadways.

*Commercial and service land uses are an integral aspect of this Specific Plan. Commercial and service uses have been selected and located with the context and character of the neighborhood foremost in the design.*

1.3 Establish a hierarchy of commercial centers, including neighborhood, community, and regional serving centers, together with appropriate and compatible levels of use to serve the population. The centers should be located on arterial thoroughfares, and be non-intrusive and sensitive to residential land uses so as to provide both convenience and compatibility.

*Commercial opportunities on site range from community oriented centers near the arterials to fine grain specialty commercial in the project's interior. This range of scale for the commercial areas is designed to blend with and compliment the surrounding neighborhoods.*

- 1.4 Encourage agricultural development, light industrial, manufacturing, office, and research and development activities that will not adversely impact the environment, while providing employment opportunities.

*The Business Park and areas of the Specific Plan are located within contained environments at the base of the ridge, away from general visibility. Office uses are located near the train station and within the Town Center to capture the possibilities related to both these special employment generating neighborhoods.*

- 1.5 Encourage the development of Business Park areas for future industrial/manufacturing land uses, with landscaping and other unified design standards.

*The Specific Plan establishes a Business Park land use with special landscape, lighting, signage and development standards which will ensure the quality of the use and its sensitivity to surrounding land uses.*

- 1.6 Warehousing and distribution activities should be located in proximity to freeways, rail lines, or other major transportation thoroughfares to facilitate the efficient movement of goods and minimize disruption and congestion on local and commercial streets.

*The Business Park area is located near Soledad Canyon Road and the Southern Pacific Railroad.*

- 1.7 Encourage complementary land uses which promote the development of hotels/motels, convention facilities, and other visitor-serving uses in the vicinity of Magic Mountain and in other appropriate locations in the planning area.

*The specialty commercial Town Center of the Specific Plan area will be the terminus of Magic Mountain Parkway, with the other end extending into Magic Mountain. The Town Center will be highly visible from the elevated attractions at Magic Mountain. The Town Center will accommodate hotels and convention facilities, and is certainly an visitor attraction.*

- 1.8 Not Applicable (airport related)

- 1.9 Encourage the use of utility rights-of-way for tree farms, nurseries, and row crops.

*The major utility right-of-way on-site is the 100 foot wide aqueduct. This area is planned for open space for the adjacent land uses. No structures will be constructed on this ROW, however, it will have a park-like atmosphere.*

- 1.10 Encourage the development of equestrian-oriented housing in areas that are presently equestrian oriented, and ensure that other surrounding land uses are compatible with the adjacent equestrian zone.

*Although no equestrian homes are planned within the community, the general use trails of the specific plan area will allow equestrian use.*

- 1.11 Promote the development of adequate land for recreational use to meet City park acreage standards.

*The Specific Plan area has nearly 42 acres of high quality open space, recreation and parkland.*

- 1.12 Provide for the reservation of adequate land to meet projected institutional and infrastructure needs.

*An institutional land use designation has been provided for a strategically located property on-site. Infrastructure needs have been analyzed by civil engineers and planners, and land has been provided.*

- 1.13 Promote the retention of open space to preserve ridgelines, to provide land use buffers, and to provide for both public safety and oak tree preservation.

*This Specific Plan's largest land use area is Open Space & Parklands, which are interwoven into the community as well as largely left intact to allow significant animal and wildlife areas. The oak trees are identified in this Specific Plan as an extremely important element in Santa Clarita's character, and an Oak Tree rehabilitation area has been established to utilize the Specific Plan area's visible landform as an oak tree habitat.*

- 1.14 Promote the development of commercial and industrial activities in all communities of the planning area.

*Commercial and industrial activities have been provided for within this Specific Plan area.*

- 1.15 Discourage the development of additional strip commercial centers and corner mini-shopping centers.

*This Specific Plan does not allow strip commercial nor corner mini-shopping centers.*

- 1.16 Encourage the establishment, where appropriate, of temporary and permanent outdoor sales of agricultural products.

*Outdoor sales of agricultural products are permitted within the areas of the Specific Plan with a Conditional Use Permit.*

Issue 2: Distribution of Land Use Development

Goal 2: To achieve a balanced physical environment through sensible land use planning and urban design, while establishing the City's role as a regional center.

*Policies:*

- 2.1 Promote the development of City centers, where more intensive land uses will be encouraged, including the development of a regional commercial center, office/business park centers, and entertainment complex, and a civic town center.

*This Specific Plan establishes all of the above uses in an exceptional manner which will compliment, and not dominate, the existing communities. Regional attraction has been designed at a fine grain scale in context with the rural character of Santa Clarita.*

- 2.2 Designate a central commercial core of concentrated and higher intensity commercial activities to serve the region and cultivate population, create an identity and progressive image for the City, and capitalize on related economic and employment benefits.

*The Town Center will stand as a high quality, time enduring commercial/business area which is environmentally correct for the location. Economic and employment benefits will certainly be a part of this success.*

- 2.3 Identify a primary town center and other centers which can accommodate a clustered mix of commercial, entertainment, recreation, town square/meeting places., and multi-modal transportation activity opportunities.

*The Town Center identified in the Specific Plan will accommodate all of the above uses. Connection to the multi-modal transportation facility will be via an escalator lift, which will be an attraction in itself.*

- 2.4 Promote Santa Clarita's location along Interstate 5 and Highway 14 as an important link between southern and northern California, as the northern gateway to the metropolitan Los Angeles area, and as an emerging regional center situated between Los Angeles and the high desert communities.

*This Specific Plan is progressive, environmentally suited, and mixes land uses in an interesting and positive manner. The City of Santa Clarita will have a high quality identity which it can call its own.*

- 2.5 Locate higher density residential development in close proximity to regional and sub-regional centers and public transportation corridors.

*The project area's highest density residential is located near and intermingled with the Town Center, as well as within comfortable walking distance to the rail station.*

- 2.6 Continue the established pattern of attractive greenbelts, golf courses, and entertainment/recreation amenities along Interstate 5, and promote a similar pattern along State Route 14 to strengthen and enhance the image of the City as a pleasant and fun place to live, work, visit, and play.

*This Specific Plan is premised upon the live, work, play, and visit ideal, and the land uses are arranged and mixed to reflect this.*

Issue 3: Quality and Maintenance of Development

- Goal 3: To ensure that development in the City is consistent with the overall community character and that it contributes in a positive way toward the City's image.

*Policies:*

- 3.1 Establish a land use pattern that is constructed around a framework of established greenbelts and a linear system of trails tied to the primary network of the river corridor.

*The Specific Plan identifies a system of Open Space/Park and trails which is interwoven into the community and which make logical linkage to the surrounding communities and trail systems, especially utilizing the Santa Clara River trails.*

- 3.2 Promote the development of key gateway design identification measure that will promote a positive community image and implement community design themes where appropriate.

*Identity signage and monumentation will be used to identify the gateway entrances to the Town Center. In residential areas, focal landscape elements will generally be utilized in place of monuments and signage, in an effort to promote landmarks for the community without the detraction of signage.*

- 3.3 Encourage setbacks, landscaping, or other measure to provide physical and visual buffers between land uses to minimize potential land use conflicts between dissimilar uses.

*The visual buffering of land uses is provided for within this Specific Plan area. This specific Plan however, purposely strives for connection of land uses wherever possible to promote the other goals of this General Plan, such as pedestrian access and alternatives to automobile traffic. Physical separation of land uses is only encouraged where it is the only solution to minimize conflict between uses, such as loading areas, etc.*

- 3.4 Focus revitalization efforts on eliminating blight along the railroad right-of-way adjacent to San Fernando Road, substitute landscaping for existing business, and investigate possible trail uses within the railroad right-of-way along San Fernando Road and elsewhere.



*The construction of the extension of Magic Mountain Parkway is anticipated as necessary for this development. This Specific Plan proposed landscape treatment for this connection, as well and landscape treatment for the Parkway into the site. The area along the railroad is also suggested within this Specific Plan area as an Oak Tree landscape area, where oak trees would be the predominate landscape of businesses along this corridor.*

- 3.5 Not applicable - pertains to older retail centers
- 3.6 Not applicable - pertains to redevelopment off-site
- 3.7 Not applicable - pertains to existing development off-site
- 3.8 Ensure that new construction and renovation of existing structures achieve a high level of architectural and site design quality.

*This Specific Plan includes site planning, architecture, landscape architecture, lighting, parking, signage and other development standards to ensure a high quality, contextual product.*

- 3.9 Ensure that signage on new and existing development is visually attractive and provides a high quality image for the City.

*Sign guidelines are included within this Specific Plan which encourage creative and sensitive signage within the area, while discouraging gimmickry and visual anachronisms.*

- 3.10 Not applicable - pertains to enforcement, which is covered in the Municipal Code
- 3.11 Not applicable - pertains to enforcement, which is covered in the Municipal Code.
- 3.12 Maintain the rural setting in those portions of the planning area that are presently rural and designated as such on the land use plan.

*The character of the Specific Plan area has been identified as "oak-grassland." This character has been continued in the open space areas, and the landscape concepts for the developed areas are intended to faithfully compliment this rural atmosphere.*

- 3.13 Encourage the preservation of significant architectural, historical, and cultural structures and landmarks within the planning area whenever possible.

*Although it is not within the Specific Plan area, the magnificent oak tree which stands on the adjacent City property was included on the conceptual grading plan to help ensure that it would not be destroyed.*

- 3.14 Regulate lighting in new and existing development so that it does not unduly contribute to nighttime visual pollution and glare, and is compatible with surrounding land uses.

*The Specific Plan includes a lighting standards and guidelines section which prescribes lighting ambience and character.*

- 3.15 Consider forming an architectural design review process conducted by City staff to review designs of new developments.

*This Specific Plan includes a "Design Review" section, which is intended to comply with a Design Review Board's scope of review.*

- 3.16 Maintain and/or enhance the character of the various communities thorough compatible land use standards and design guidelines, while promoting an overall identity for the Santa Clarita Valley.

*Land uses and arrangements within the Specific Plan area have been designed to blend with the existing fine grain communities. The proposed development in the Specific Plan area is of the small, rural scale which currently lends identity to the Valley. This area will, however, be of uses and quality which will be appropriate for a Town Center, including entertainment, commercial, and services.*

- 3.17 Encourage landscaping, art, and other design amenities that complement and enhance the streetscape and the design of new development.

*The landscape plan for this area is a revisitation to streetscapes in pedestrian oriented towns of early America. The streetscapes will be punctuated by landscape focal areas, and major identity elements and signage along streets will have a traditional, indigenous look, lending heritage to the Specific Plan area.*

- 3.18 Promote the development of greenscape corridors and setback along major streets and arterials.

*All streets within the Specific Plan area will have a traditional landscape palette associated with it. Major Streets will have broader landscape areas.*

Issue 4: Preservation of Natural Resources

- Goal 4: To protect and harmonize with the physical environment through land use and urban design that is sensitive to the City's environmental setting and habitat areas.

**Policies:**

- 4.1 Encourage responsible and sensitive development on hillsides and prohibit development on ridgelines designated as "Significant Ridgelines."

*Ridgelines within the development area have not been encroached with development. A "saddle" between the ridges on-site has been located with Town Center development, which is purposefully visible from below. This architecture will be reflective of the important, publicly visible location within which it is situated. This location is necessary to establish character for the entertainment/commercial/Civic/cultural Town Center heart of the City.*

- 4.2 Ensure the new development, grading, and landscaping are sensitive to the natural topography and unique landforms in the planning area.

*This Specific Plan is based upon an environmental perspective, with sensitivity to the landform including ridges, canyons, landscape, grading, and other natural aspects of the area. All of these elements are discussed within the Plan, with accompanying plans regulations and guidelines.*

- 4.3 New development must be sensitive to the significant ecological areas (SEA's) through utilization of creative site planning techniques to avoid and minimize disturbance of these and other sensitive areas.

*The project site was previously used for military weapons manufacture and testing. The site is severely degraded with grading and vegetation elimination activities. This Plan proposes that a significant amount of landscape and landform be recreated to match the surrounding natural environment.*

- 4.4 Not applicable - pertains to unincorporated areas

- 4.5 Not applicable - pertains to the off-site Santa Clara River

- 4.6 Preserve and protect oak trees in their characteristic habitat, and other important indigenous plant and animal communities, from excessive and incompatible development.

*Although the site is relatively unpopulated with oaks and riparian vegetation, some significant stands to exist. These oaks and other vegetation will be preserved if possible, or their removal will be mitigated as outlined in the accompanying Environmental Impact Report (EIR). Effort has been made in the design of this plan to establish buildable areas which would not disturb natural features.*

Issue 5: Housing Distribution and Maintenance and Provision for Affordable Housing

Goal 5: To protect and enhance the integrity of existing residential neighborhoods.

**Policies:**

5.1 Not applicable - pertains to housing rehabilitation

5.2 Continue to provide for the development of new housing while ensuring that the character, scale, and density of new residential development is sensitive to and does not adversely impact existing residential neighborhoods

*Development within the Specific Plan area is in harmony of scale, context and character with surrounding communities. Although the development proposed by this Specific Plan area has a purpose within the City of Santa Clarita, it is not intended to compete or overshadow existing communities and their historical character.*

5.3 Provide for the retention and maintenance of existing residential neighborhoods which are primarily developed with single-family homes and ensure that new development is compatible with and complementary to existing development in terms of scale, architecture, and density.

*Development within the Specific Plan area has a full range of housing product types. These products have been arranged in a complimentary fashion to each other. Where the new products of the Specific Plan meet the established products within the adjacent southerly community, the established pattern of development was carried through to this site.*

5.4 Not applicable - pertains to matching character of existing structures

- 5.5 Provide low and moderate income family and senior citizen households with housing opportunities by promoting types of development that can accommodate such households.

*Several product types within the Specific Plan area are compatible with the policies described above. Town Center residential units, senior housing in the Town Center, all of the Multiple Family housing products, and several of the single family housing products are quality, low to moderately priced homes. These product types are intermixed throughout the area for a better integrated and interactive community.*

Issue 6: Responsible Growth Management

- Goal 6: To preserve the character of the communities and the integrity of the Santa Clarita Valley through orderly development practices and the provision of private and public capital improvements, facilities, and services to support existing and future development.

*Policies:*

- 6.1 Ensure demand for public facilities and services does not exceed the ability to provide and maintain such facilities and services; necessary facility improvements should precede or be coordinated with future development.

*Within the Infrastructure and Phasing Sections of this Plan are strategies and requirements for providing adequate infrastructure prior to the construction of development.*

- 6.2 Ensure, within the City's power, that facilities and services are provided in a timely manner as an affirmative obligation of the City.

*This Specific Plan is essentially a contract between the City and the Developer(s). Facilities and services will be provided as described within this text, or the City has the legal right to withhold entitlement or development permits.*

- 6.3 Establish and implement necessary safety measures and standards to ensure that development is appropriately restricted in areas where natural hazards are present, unless such hazards can be mitigated.

*Like in many areas of Southern California, a fault runs through this site. The San Gabriel fault has a setback of 150 feet, and no structured development is permitted in this setback area.*

- 6.4 Consider school adequacy when evaluating development proposals under the land use plan.

*A central elementary school site with a playground and an adjacent park is proposed within the Specific Plan. The central location of the school within the community was determined early on in the design stage, and children walking to school will have a safe crossing of the "Main Street" roadway due to an underpass at the school site.*

- 6.5 Not Applicable - pertains to annexations

- 6.6 Avoid or offset the adverse impacts of additional residential development as a necessary component of the growth control strategy.

*Adverse impacts of growth usually pertain to infrastructure and support services, such as circulation, sewer, water, schools, fire, police, etc.. Within this Specific Plan, a series of strategies for offsetting each of these infrastructure and support elements is outlined.*

- 6.7 Not applicable - discusses computer modeling by City

## 2.0 HOUSING ELEMENT

Issue 1: Opportunities for the development of new housing and the availability of a range of housing types in the planning area

Goal 1: To provide opportunities for the production of a range of new housing in the planning area to meet the needs of all income groups.

### *Policies:*

- 1.1 Not applicable - pertains to City's land use plan
- 1.2 Not applicable - pertains to unincorporated areas
- 1.3 Not applicable - pertains to City monitoring of development
- 1.4 Promote the development of compatible mixed use project in order to create a village concept, with various interacting uses to facilitate the efficient use of facilities and services and to stimulate activity.

*The Town Center District and the Soledad District areas are good examples of mixed use projects in the form of villages. The Town Center village intermixes residential uses to further stimulate the 16 hour activity area, while the Rail Station Commercial area has significant residential units within walking distance.*

- 1.5 Review and support, as appropriate, programs to increase the supply of housing throughout the region, while considering environmental, market, infrastructure, and other factors.

*This Specific Plan offers the City an opportunity to support a program which offers housing while sensitive to environmental, market, infrastructure and other factors.*

- 1.6 Develop incentives or other mechanisms to encourage the private sector to provide opportunities for quality housing in the City.

*This Specific Plan offers the City the opportunity to support quality living environment within the City.*



Goal 2: To identify adequate housing sites which will be made available through appropriate zoning and development standards, and public services and utilities needed to facilitate residential development.

***Policies:***

- 2.1 Not applicable - pertains to City methods for providing housing.
- 2.2 Locate higher density residential development and housing for the elderly in close proximity to public transportation and commercial land uses, and in locations supplied with public services and recreation opportunities.

*Higher density residential, including housing for the elderly is located within the Town Center area, and is within walking distance to commercial and support services, in addition to being within walking distance to the multi-modal transportation system via escalator.*

- 2.3 Not applicable - pertains to housing over parking public parking lots.

Issue 3: Availability of affordable housing and the opportunity for development of new housing for all socioeconomic groups.

Goal 3: To provide sites suitable for a variety of housing types for all income levels and assist in the development and provision of affordable and proportionally priced and sized home to meet the needs of all community residents, including low and moderate income, large families, handicapped, female-headed household, and the elderly

***Policies:***

- 3.1 Not applicable - pertains to City implementation
- 3.2 Not applicable - pertains to City review
- 3.3 Encourage a mix of housing types and densities in new large scale residential developments.

*This Specific Plan proposes a broad range of housing, including five multiple family and eight single family land use designations.*

3.4 Not applicable - pertains to mobile homes.

3.5 Existing and future infrastructure needs should be addressed in a connection with considerations of new development proposals.

*This Specific Plan discusses infrastructure and phasing.*

3.6 Seek development which facilitates the efficient use of infrastructure, contributes to solutions of existing deficiencies, and anticipates and facilitates the orderly provision of future development and infrastructure consistent with this General Plan

*This Specific Plan provides a major regional road which will ease crosstown traffic congestion, as well as providing internal infrastructure and support services for the Plan area.*

3.7 Provide opportunities for the development of adequate housing to provide the City's fair share of low and moderate income households.

*This Specific Plan offers a range of multifamily and several single family products which could be considered low to moderate in price.*

3.8 Not applicable - pertains to government sponsored elderly care.

3.9 Promote the dispersal of low and moderate income housing throughout the Santa Clarita planning area.

*This Specific Plan area has a percentage of low and moderate income housing intermixed throughout the area.*

3.10 Encourage the development of residential units which are accessible to handicapped persons and adaptable for conversion to use by handicapped persons.

*Development within the Specific Plan area will be generally accessible to handicapped persons.*

3.11 Not applicable - pertains to flexible housing standards within the City.

Issue 4: Maintenance of Existing Affordable Housing

Goal 4: To maintain and improve the condition of the existing housing stock, particularly the affordable portion of the housing stock, where feasible

***Policies:***

*No policies of this Section are applicable to this Specific Plan as they pertain to existing housing stock, which does not exist on this site.*

Issue 5: Meeting Housing Needs

Goal 5: To address and remove governmental constraints on the maintenance, improvement, and development of housing where appropriate and legally possible.

*No policies of this Section are applicable to the Specific Plan as they pertain to governmental flexibility to provide low to moderate income housing, and density bonuses to new development. This project is currently under the low range of density as envisioned by the General Plan, and therefore density bonuses are not applicable.*

Issue 6: Equal Housing Opportunities

Goal 6: To promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry; national origin, age, physical handicap, or color.

*Policies:*

- 6.1 Promote safe and secure housing and neighborhoods, and encourage housing design which serves to deter crime.

*A fundamental urban design concept within this Specific Plan area is to have interactive communities with minimal barriers such as walls. It is becoming evident that walls and land use barriers create "indefensible spaces" which are difficult to monitor. The reduction of walls and promotion of interaction is anticipated to result in a safer community.*

- 6.2 Not applicable - pertains to government monitoring

- 6.3 Not applicable - pertains to government monitoring

- 6.4 Not applicable - pertains to homeless assistance

- 6.5 Encourage housing design standards that promote accessibility by the elderly and disabled.

*Exterior spaces within this Specific Plan will be handicapped accessible. Individual structures will be accessible as building codes dictate.*

- 6.6 Not applicable - pertains to government review.

- 6.7 Permit, subject to reasonable regulation, the location of residential care facilities in residential neighborhoods, as required by State law.

*Within this Plan area, residential care facilities are conditionally permitted within several residential land use areas.*

Issue 7: Development in Natural Resource Areas

Goal 7: To provide new housing Opportunities which are sensitive to social, aesthetic and environmental needs.

**Policies:**

7.1 Restrict housing development in areas containing important resources consistent with other goals and policies pertaining to natural resource areas.

*Within the Specific Plan area, the ridgeline, Oak and Quigley and Oro Fino Canyons and almost 43% of the property was retained as Open Space/Parkland.*

7.2 Encourage clustering of structures within areas containing important natural resources to preserve those resources.

*Development areas of the Specific Plan were determined after determining significant natural resource areas. Development is clustered in areas determined to have least impact upon the environment.*

7.3 Not applicable - pertains to government review

7.4 Require residential projects situated in mountainous terrain to preserve major ridgelines and other significant environmental features.

*This project permanently preserves the ridgeline as Natural Open Space.*

Issue 8: Development sensitive to energy conservation

Goal 8: Provide new housing opportunities which are environmentally sensitive and energy efficient.

**Policies:**

8.1 To the extent feasible, require the incorporation of energy conservation features in the design of all new housing developments and encourage the installation of conservation devices in existing development.

*This Specific Plan requires the installation of water saving fixtures in all new residential and hotel developments.*

8.2 Not applicable - pertains to government programs

8.3 Not applicable - pertains to government incentives

### 3.0 ECONOMIC DEVELOPMENT ELEMENT

#### Issue 1: Business and Economic Activity Diversification

Goal 1: To achieve a balanced mix of manufacturing, commercial, retail, cultural, entertainment, and service uses that result in a diversified and stable local economic base.

*Policies:*

- 1.1 Not applicable - pertains to annexation
- 1.2 Not applicable - pertains to City business strategy
- 1.3 Develop standards to allow for multiple economic activities in business and industrial park areas.

*Business Parks within the area have a range of uses permitted and conditioned.*

- 1.4 Not applicable - pertains to off-site areas
- 1.5 Capitalize on amusement, entertainment, and the arts as a theme for the planning area to create a positive identity and enhance tourist and business opportunities to bring revenues to the City.

*The Town Center is designed with entertainment and cultural activities in mind. This specialty commercial area is distinctive in its character, and is anticipated to become a positive attraction and landmark for Santa Clarita.*

- 1.6 Not applicable - pertains to existing businesses
- 1.7 Not applicable - pertains to business forecasting
- 1.8 Not applicable - pertains to government assessment of business

Issue 2: Growth Guidance

Goal 2: To ensure adequate infrastructure and economic base support, the City should seek to stimulate simultaneous development of businesses and housing occurring within its boundaries and within planning area.

*Policies:*

- 2.1 Not applicable - pertains to government monitoring
- 2.2 Not applicable - pertains to city assessment of development
- 2.3 Not applicable - pertains to city assessment of jobs/housing balance
- 2.4 Not applicable - pertains to City's relationship with Los Angeles County.
- 2.5 Coordinate the timing of development with the phased provision of local infrastructure.

*The infrastructure, circulation, and phasing sections of this Plan discuss in detail the development strategies on-site for these elements.*

- 2.6 Not applicable - pertains to government regulation
- 2.7 Not applicable - pertains to sphere of influence

Issue 3: Economic Development Organization

Goal 3: Consider the establishment of public/private bodies that will facilitate the implementation of the economic development policies of the General Plan.

*Policies:*

*The policies discussed in association with this goal do not have applicability to this Specific Plan, in that they are related to the creation of a government body.*



Issue 4: Provision and Financing of Infrastructure

Goal 4: To serve existing and new economic growth, the City should pursue timely and equitable strategies to provide financing of basic, community, and public safety infrastructure.

*Policies:*

4.1 Not applicable - pertains to City relationship with Caltrans.

4.2 Work in support of local school districts to determine additional methods of providing local capital for school district facilities development, rehabilitation, an maintenance.

*An elementary school site has been provided on-site in accordance with discussions between the applicant the school district.*

4.3 Not applicable - pertains to school priorities

4.4 Not applicable - pertains to funding for schools

4.5 Not applicable - pertains to funding for schools

4.6 Not applicable - pertains to school financial impacts

4.7 Not applicable - pertains to fiscal impact modeling

4.8 Actively participate in all freeway and highway projects that impact the City.

*Provided on-site is a secondary highway which will ease the north/south congestion experienced on San Fernando Road.*

Issue 5: Fiscal Balance

Goal 5: To ensure the City's present and future fiscal balance of municipal revenue and expenditures is maintained.

*Policies:*

- 5.1 Seek a mixture of land uses, and the progressive and concurrent development of such uses, so that service costs are provided for in the municipal budget, the General Fund, Capital Improvement Program, Enterprise Funds, and other financing mechanisms.

*The Specific Plan proposes a broad array of uses ranging from regional commercial to institutional.*

- 5.2 Require new public and/or private developments to demonstrate the ways in which they can contribute to the achievement of municipal fiscal balance.

*The commercial activities provided for within this plan area, in addition to the employment opportunities will greatly help in providing fiscal balance to the City of Santa Clarita.*

Issue 6: Revitalization

Goal 6: To promote revitalization of the City's long-term economic stability

*Policies:*

*No policies related to this section are applicable to the Specific Plan in that they pertain to existing development revitalization.*

Issue 7: City Marketing

Goal 7: To market and promote the city's available resources as necessary to encourage further expansion of its economic base.

*Policies:*

*No policies related to this section are applicable to the Specific Plan in that they pertain to the establishment of a City Government body.*

#### 4.0 CIRCULATION ELEMENT

Issue 1: Arterial Street System Capacity, Potential Traffic Conflicts, Neighborhood Encroachment by Through Traffic, and Public Improvement Requirements.

Goal 1: To provide a circulation system to move people and goods safely and efficiently throughout the City of Santa Clarita and the planning area.

*Policies:*

1.1 Not applicable - pertains to upgrading existing roads

1.2 Not applicable - pertains to maintaining existing roads

1.3 Preserve the quality of residential neighborhoods by discouraging the flow of truck and through traffic in these areas consistent with circulation and emergency needs.

*The circulation pattern designed within the Plan area is not one of through circulation through the project area. Through circulation is provided for outside of the residential area via the four regional roads surrounding the community.*

1.4 Not applicable - pertains to establishment of capital improvements program

1.5 Encourage consistent through street names

*Wherever applicable on-site, through street names have been consistent with off-site streets, such as "A" Street, Magic Mountain Parkway, Santa Clarita Parkway and Via Princessa Road.*

1.6 Not applicable - pertains to governmental coordination

1.7 Not applicable - pertains to County relationship

- 1.8 Not applicable - pertains to computer based traffic projections
- 1.9 Not applicable - pertains to the existing roadways
- 1.10 Limit the number of intersections and driveways on major arterials and expressways to promote a safe, efficient, and steady flow of traffic.
- The number of commercial driveways public intersections is limited on these arterials and parkways, as is illustrated within the circulation section of the Specific Plan.*
- 1.11 Not applicable - pertains to truck routes through City
- 1.12 Adopt a program of street and highway landscaping to enhance the appearance of the City's circulation system.
- Within the Landscape section of the Specific Plan, a comprehensive landscape plan for all streets within the area is illustrated.*
- 1.13 Not applicable - pertains to City enforcement
- 1.14 Require access to higher density land uses and commercial development from arterials, and not through low density residential neighborhoods.
- Access to higher density commercial areas is from major roads, and does not encroach lower density residential areas.*
- 1.15 Establish hillside street standards which are sensitive to topographic constraints, necessary grade separations, and other special needs.
- The Santa Clarita Parkway, Magic Mountain Parkway, "A" Street, and Roadway Q all have special design criteria as discussed within the circulation and landscape sections of this plan which ensure the sensitive treatment of the hillsides.*
- 1.16 Encourage curvilinear street designs in both level and hillside areas to contour to the topography and to create a more pleasant street environment.

*Streets within the Plan area have been finessed into their locations with respect to the topography of the natural landforms. Arcing streets, rather than simple curvilinear streets, have been utilized to compliment the topography and maintain a logical, classic street system.*

1.17 Not applicable - pertains to City funding for transportation

Issue 2: Need for Local Transit Services

Goal 2: Promote a public transportation system that is safe, convenient, efficient and meets the identified needs of the City of Santa Clarita.

***Policies:***

2.1 Incorporate accommodations and facilities to support local transit serve in new development, where feasible, that is consistent with local transit planning.

*Local transit stops have been identified, and standards for bus facilities, such as shelters have been identified within the circulation element.*

2.2 Not applicable - pertains to private transportation

2.3 Not applicable - pertains to government coordination

2.4 Develop a multi-modal transit facility that is strategically located in the City, adjacent to potential public transit rail line, and located convenient to major local residential and employment centers.

*The multi-modal transportation facility within the plan area accommodates rail, auto, bus, and pedestrian and bicycle mobility.*

2.5 Develop adequate pedestrian access and encourage the use of these systems.

*An extensive pedestrian system is located along the streets via sidewalks, and in Open Space/Parkland areas via trails. This system is extensive and incorporates the use of an escalator to*

*connect the upper developed area with the lower river valley trail systems.*

- 2.6 Require dedication and/or construction of appropriate facilities in support of public transportation system in new development.

*Within the development, a multi-modal transportation facility will be constructed, and public transit will be provided for in the forms of shelters and other facilities and required by the local transit company.*

Issue 3: Transportation Alternatives

- Goal 3: To promote safe, effective alternatives to the personal automobile that will meet the needs of all planning area residents.

*Policies:*

- 3.1 Establish a master plan of bikeways that is coordinated with the County plan for the Santa Clarita Valley in order to provide an adequate system for the safe and efficient movement of cyclists.

*The character and design of all streets within the Specific Plan area is intended to be attractive and safe to cyclists. Off street trails also are incorporated within the plan area for mountain bike enthusiasts.*

- 3.2 Provide a system of sidewalks or pathways, tunnels, and bridges in residential, commercial, and industrial areas that feature a safe environment integrating pedestrian and bicycles in a manner harmonious with the surrounding neighborhood.

*The Specific Plan has an extensive sidewalk system which includes tunnels and underpasses for pedestrians and bicycles to separate them from automobiles at major points, especially the school and the rail tracks.*

- 3.3 Promote bicycle accessibility to all public facilities, including parks, schools, and centers of civic activity.

*Cycles can reach these facilities along the public roadways. Upon arrival, bicycles may be locked at central bicycle parking areas as outlined within the circulation section.*

- 3.4 Develop an integrated system of bus service that reaches all major concentrations of residential development and employment.

*A comprehensive bus system will be accommodated on site, as described in the circulation system.*

- 3.5 Not applicable - pertains to City encouragement of alternative transportation methods

- 3.6 Not applicable - pertains to right-of-way dedications

- 3.7 Not applicable - pertains to a ride sharing program

Issue 4: Parking Facilities

- Goal 4: To provide an adequate supply of private off-street and public parking to meet the needs of residents and visitors to the City.

***Policies:***

- 4.1 Adopt regulations which specify minimum parking requirements for various types of land use. Periodically review and revise these standards as commuting patterns, vehicle sizes, and land uses change over time.

*The parking section of this Specific Plan describes in detail a program for minimum parking requirements for all land use areas within the Plan area.*

- 4.2 Provide public parking resources in response to the demand for such facilities, through development exactions, special assessment districts or other appropriate funding mechanisms.

*Public parking will be provided for on-site within parking garages and facilities as outlined within the circulation and parking sections of this Plan.*

- 4.3 Screen and/or buffer large parking areas from the public view.

*An intention of this Specific Plan is to minimize the size of outside parking areas. Where parking is visible from public areas, it will be landscaped and screened as described within the parking and landscape sections of this Plan.*

Issue 5: Regional System Impacts

Goal 5: Pursue an aggressive posture in the region in advocating a regional transportation solution.

***Policies:***

*The policies discussed within this Section are not applicable to the Specific Plan area in that they pertain to intergovernmental coordination and lobbying for regional road systems.*



## 5.0 PARKS AND RECREATION ELEMENT

Issue 1: Development of a Comprehensive System of Parks and Recreational Facilities to Meet Existing and Future Needs of Residents.

Goal 1. Provide, develop, and maintain parks with quality recreational facilities dispersed throughout the area.

### *Policies:*

1.1 Provide a combination of local park acreage, park facilities, and recreation programs to serve neighborhood needs.

*A connected system of parkland and open space has been provided in Porta Bella as a framework for recreational needs. Also proposed within this Plan is a tennis facility and a golf driving range.*

1.2 Develop a variety of park types and sizes (regional, community, neighborhood) which are distributed adequately to serve all area residents and to prevent overcrowding and overuse.

*Parks and recreation areas within Porta Bella range from 3.5 to 22 acres. The parks are dispersed throughout the community, with the largest community oriented park located for ease of access to from the regional road.*

1.3 N/A - pertains to park activity programs

1.4 N/A - pertains to existing communities

1.5 Establish a master plan of parks and recreation facilities, bicycle routes, and hiking and equestrian trails.

*Within Porta Bella, the trail systems have been incorporated into the existing and proposed regional trail systems as illustrated on the Vicinity Plan.*

- 1.6 Promote the integration of the network of trails and open space to provide linkages to parks within the planning area.

*The parks, recreation and open space areas of Porta Bella are interconnected and located for maximum benefit to the community.*

Issue 2: Park Standards

- Goal 2: To establish standards and implementation measures to guide future parkland development through the area as provided in this element.

***Policies:***

- 2.1 N/A - pertains to the establishment of community standards
- 2.2 N/A - pertain to the implementation of community standards
- 2.3 N/A - pertains to infilling parks into "park poor" existing areas

Issue 3: Park Improvements and Maintenance

- Goal 3: To encourage the improvement, rehabilitation, and maintenance of existing parks and recreational facilities.

***Policies:***

- 3.1 N/A - pertains to existing athletic fields
- 3.2 N/A - pertains to establishment of funds for park development
- 3.3 N/A - pertains to final park design
- 3.4 N/A - pertains to the formation of a citizens volunteer group
- 3.5 N/A - pertains to joint powers agreements to establish park standards

Issue 4: Parks Acquisition

Goal 4: To encourage measure to acquire future parkland

*None of the policies associated with this issue or goal are applicable within Porta Bella, in that parkland & open space is being provided as an integral amenity of the community.*

Issue 5: Recreational Use of the Santa Clara River and Other Natural Features

Goal 5: Utilize the Santa Clara River as a central recreational corridor and identify other significant natural features to be designated as opens spaces, parks, and recreational opportunities.

*N/A - pertains to the creation of the Santa Clara River as a recreational corridor. This Specific Plan does recognize, however, the significance of the relationship between the Santa Clara River and the project site, and therefore endorses the provisions outlined in the Santa Clara River Corridor Study by BSI.*

Issue 6: Development of Parks and Recreational Design Criteria Which Encourage Public Safety and Sensitivity to Impacts on Existing and Future Neighborhoods

Goal 6: To implement the design criteria for park areas described in the parks and recreation element which consider park access, safety, appropriate signage, parking requirements, and the preservation of natural features.

**Policies:**

6.1 Design new recreational areas to minimize the visual, noise, and traffic impacts on neighboring communities.

*In Porta Bella, the parks & recreation areas have been designed with the above criteria in mind. The illuminated community park is located over the ridge from Porta Bella, to minimize noise, visual, traffic & lighting impacts on the community.*

- 6.2 Implement design guidelines which provide for appropriate access, safety, parking requirements and signage.

*The Specific Plan calls out standards for each of these elements through design or regulation.*

- 6.3 N/A - pertains to park supervision

- 6.4 Provide design guidelines for the preservation of natural features.

*Within Porta Bella, the Open space areas were determined with natural features as an integral factor. The prominent ridgeline has been preserved as a natural edge, or a backdrop to development depending upon which angle the site is being viewed from.*

- 6.5 N/A - pertains to park standard consistency between public & private parks

**Issue 7: Establishment of a Comprehensive Trails System**

**Goal 7: Provide an efficient public trails system linking public space and adjacent regional systems to meet transportation and recreational needs of the area.**

***Policies:***

- 7.1 N/A - pertains to the establishment of a regional trail system

- 7.2 Design trail routes, trail heads, and staging areas and designate trail uses to minimize impact upon adjacent property, neighborhoods, and fragile habitats.

*Trail systems within Porta Bella are located in areas which are not anticipated to degrade property nor fragile habitats.*

- 7.3 N/A - pertains to intergovernmental coordination for trail systems

- 7.4 N/A - pertains to multiple use of easements as trails, which is not necessary in Porta Bella due to the connectivity of its opens space systems

- 7.5 Consider the implementation of recommendations for trail alignment and staging areas, as proposed in the adopted Master Trails Plan.

*Trails within Porta Bella share linkage with the trails proposed within the City's General Plan and Santa Clara River Study.*

- 7.6 N/A - pertains to jurisdiction between County and City

- 7.7 N/A - pertains to the Santa Clara River

- 7.8 Provide equestrian trails development along routes which are viable to the health and safety of horse and rider.

*Equestrian trails in Porta Bella are located within the canyons and ridge areas to connect with other regional trails which circumferences the site.*

- 7.9 Provide pedestrian trail and bikeways which are separate from vehicular traffic and provide maximum safety when the crossing of streets or highways is necessary.

*Trail systems within Porta Bella are always separated from streets by either a landscaped parkway, or by its alignment through an open space area. Where the trail system crossed "Main Street" near the school, an pedestrian underpass will be included to enable children to cross without conflict with the automobile.*

- 7.10 N/A - pertains to Sand and Placerita Canyons

- 7.11 Provide trail access to scenic viewpoints and provide scenic overlooks and picnic areas along trail routes.

*The trails within Santa Clarita have scenic overlook areas provided for within the Master Plan.*

- 7.12 Pursue the development of a bike trail that connects with existing and planned trails in Ventura and Los Angeles Counties.

*Streets within Porta Bella are designed to accommodate bicycles via an 18 foot break-down/bicycle lane. Also, the multi-modal transportation facility will accommodate bicycles.*

7.13 N/A - pertains to the development of standards for trails

Issue 8: Development of Community Centers

Goal 8: To develop community centers which provide multiple-use opportunities for the residents of the planning area.

***Policies:***

8.1 N/A - pertains to standards for community development

8.2 Pursue property acquisition for the development of a recreational, cultural, community center, and athletic center at the Saugus Rehabilitation site or at other appropriate locations.

*The design of Porta Bella is purposefully oriented to allow the development of the City Hall site in coordinated, synergistic manner. The location of Santa Clarita Parkway on the eastern side of the project site alleviates the need for a regional road to be located within the City owned property, thereby degrading the properties natural atmosphere.*

8.3 N/A - pertains to the support of community facilities and programs

8.4 Promote joint property agreements for use and development of joint school park sites and facilities.

*The school site of Porta Bella is large enough to stand alone as an elementary school with playgrounds, however, the location of the neighborhood park adjacent the school facility compounds the opportunities for recreation in the local community.*

Issue 9: Provision of Recreational Opportunities For All Age Groups and Economic Backgrounds

Goal 9: To develop a system of parks and recreational facilities and programs which provide recreational opportunities for all segments of the community.

**Policies:**

*The policies associated with this issue and goal are oriented towards the implementation of volunteer and community organizations for recreation. The Open space, recreation and park lands established within this Plan enable the physical location for these groups and their activities. The Oak tree habitation area is especially applicable for policy 9.3, which encourages a summer youth tree planting program. This policy melds with the idea of reestablishing oak trees within the project and surrounding areas.*

Issue 10: Private Developers and Public Agencies Cooperation

Goal 10: To promote public/private cooperation in developing recreational services and facilities.

**Policies:**

10.1 Promote the expansion of joint-use agreements with the school district to provide recreational programs and facilities in existing and future residential neighborhoods.

*The school within Porta Bella has been located adjacent to a neighborhood park and an open space area designated for riparian rehabilitation. The relationship of these amenities is considered to be an educational and recreational opportunity to compliment the school site.*

10.2 N/A - pertains to joint use agreements between non-profit agencies

10.3 N/A - pertains to the promotion of multiple uses for public rights-of-way

10.4 N/A - pertains to intergovernmental cooperation to establish parks

10.5 Encourage the development of private commercial recreation facilities such as batting cages, miniature golf, driving ranges, aquatic facilities, skate courses, food service concessions, and other commercial activities.

*Within Porta Bella, two areas are designated as "Recreational" in land use, which means they are privately owned, but for recreational purposes. The designated uses for these parcels are for tennis and a golf driving range.*

10.6 Encourage developers to improve parks and recreational facilities in lieu of paying fees as partial fulfillment of park and recreation requirements.

*Within Porta Bella, nearly 43 percent of the project area is dedicated to Parks, Recreation and Open Space. Porta Bella contains over 30 acres of active use public park land. Porta Bella is intended to have convenient accessibility for all residents to the Open Space System.*

Issue 11: Development of Recreational Facilities and Services for the Area's Business Community

Goal 11: To develop facilities and services that meet the needs of retail, commercial, and industrial businesses in the planning area.

**Policies:**

11.1 Encourage the development of park and recreation facilities in commercial and industrial areas to provide services and programs for employees.

*The heart of the Town Center area of Porta Bella is focused upon the Center Park Circle, which is a passive park area. A linear open space park has been indicated and called out for incorporation into development schemes which will connect through the Town Center area. Near the Business Park area, the 22 acre community park is located. Within walking distance to the Soledad District is the*



*tennis facility and clubhouse, a little further up "D" Street is the golf driving range. The Commercial businesses within Porta Bella all have convenient access to public and private park and recreation facilities within the project area.*

- 11.2 N/A - pertains to fee mechanisms for industrially located parks
- 11.3 N/A - pertains to the establishment of an Industrial/Commercial Parks Advisory Council
- 11.4 N/A - pertains to the conducting of a survey

**6.0 OPEN SPACE AND CONSERVATION ELEMENT**

Issue 1: Preservation of natural Resources

Goal 1: To preserve the special natural features which define the Santa Clarita planning area and give it its distinct form and identity.

***Policies:***

1.1 Utilize major environmental features (significant landforms, ridgelines, vegetation, ecologically significant areas, other resources) as open space within the planning area.

*The Porta Bella Specific Plan was designed to preserve and remediate the natural ridgeline which characterizes the site. In addition, Oro Fino and Oak Canyons were preserved as Open Space, as well as designated for riparian rehabilitation due to the destruction of the vegetation by previous use. An important element of this Plan has been to locate the north to south regional road from the City property to the specific plan property, thereby preserving the beautiful oak meadows on the City property. A grading plan has been prepared which includes the City's property, and also preserves the heritage oak as a part of the City Hall courtyard as illustrated on the conceptual grading plan.*

1.2 N/A - pertains to Castaic Lake

1.3 Incorporate standards for clustered development in the Municipal Zoning Code to minimize the disruption of natural resources and/or major physiographic features.

*Housing with Porta Bella is a mixture ranging from single family 10,000 square foot lots to Multi-family 40 to the acre. One purpose for the mixture is to enable the clustering of units in strategic locations to allow open space and park areas which are woven into the residential areas.*

1.4 N/A - pertains to forest service lands.

- 1.5 Consolidate open space under a public trust to maintain viable natural ecosystems in conjunction with the orderly development of the planning area.

*Open space lands within the Plan area are large and connected, to provide viable natural ecosystems.*

- 1.6 Link buffer areas, wherever possible, to provide for contiguous areas of open space.

*Open space lands within the plan area are large and connected, to provide viable natural ecosystems. Buffer areas such as adjacent to the Neighborhood Commercial area are also connected into the System to provide access and connectivity.*

- 1.7 Revegetate graded areas with native, drought-resistant plant species while ensuring that such programs are consistent with fire prevention efforts.

*Section 5 of the Specific Plan details the revegetation of Open Space areas in a natural palette of plants. Section 5 also contains a fuel modification portion with a complimentary plant palette.*

- 1.8 N/A - pertains to the placement of Opens Space lands into State Park.

- 1.9 N/A - pertains to the Santa Clara River.

- 1.10 Implement landform grading standards which minimize the impact of grading operations and foster replication of naturally recurring landforms.

*The concept grading plan and the grading standards included in Section 5 detail and require the use of sensitive landform grading techniques.*

- 1.11 Encourage the expansion of the paseo systems and the building of paseos or linkages between parks and streets.

*Porta Bella is wholly connected for the pedestrian through all land use areas by the use of sidewalks, paseos and trails.*

- 1.12 Strongly oppose dumping in undeveloped areas and simultaneously promote approved means of construction and household waste disposal.

*The Porta Bella Specific Plan takes a pro-active stance in the provision of facilities for the purpose of recycling and hazardous household waste collection. It is the position of this Plan that said facilities should be made available within the Plan area by conditional use permit.*

- 1.13 Encourage the incorporation of unique or significant natural features such as park and open space amenities within new developments.

*The structure of Porta Bella is based upon the natural landform. Many of the features of the plan utilize the natural features, such as the "Crescent walk" which follows the crescent shape of the Bowl area in the saddle of the ridgelines, and the "Ridge-runner" trail system, which follows the ridgeline of the Specific Plan, and is accented by lookout vistas and seating.*

Issue 2: Ridgeline Preservation

Goal 2: To preserve designated natural ridgelines in the planning area to maintain the aesthetic character of the Santa Clarita Valley

***Policies:***

- 2.1 N/A - pertains to the adoption of a ridgeline preservation ordinance.
- 2.2 N/A - pertains to the utilization of a slope rating system.
- 2.3 Identify and incorporate the dominant and special scenic topographic features, landmarks, and other physical characteristics in each community as a component for development a community image.

*The Porta Bella Specific Plan suggest an underlying community character based upon the environment. Four landscape treatment areas have been identified in Section 5 which define the incorporation on a community-wide basis of the environmental character.*

- 2.4 Provide for scenic vista points, where consistent with other policies of this plan, for protection of ridgelines and sensitive development techniques.

*This Plan incorporate scenic vista points as part of the Ridge-runner trail system.*

Issue 3: Sensitive Habitat Areas

- Goal 3: To protect significant ecological resources and ecosystems, including, but not limited to, sensitive flora and fauna habitat areas.

**Policies:**

- 3.1 N/A - pertains to SEA overlay zones

- 3.2 Encourage the preservation of oak woodlands, oak savannahs, and individually significant oak trees.

*This Plan is pro-active in the preservation, recreation and enhancement of Oak tree habitat. The oak woodland and oak grassland treatment zones located within Section 5 of this plan further detail the commitment to the oak character. An city wide oak tree mitigation area has been established on-site, as well as two riparian mitigation areas.*

- 3.3 Identify and protect areas of significant ecological value, including, but not limited to, significant ecological habitats.

*Open Space areas within this Plan are large and connected. They are also located in areas which were considered to be the least disturbed and most ecologically significant on the project site.*

- 3.4 Consolidate open space areas that represent regionally significant wildlife corridors to promote continued wildlife productivity and diversity on a regional scale and restrict development and intensive human activity in areas which sustain rare or endangered species, such as migratory bird species, fish, and rare plant species.

*In Porta Bella, a rare opportunity to reopen an Open Space Corridor exists. The previous use cut access and degraded wildlife and vegetation habitats from its boundaries. Within Porta Bella an large open space area will be reopened to which will once again be rehabilitated by wildlife and vegetation.*

- 3.5 N/A - pertains to existing SEA areas.

- 3.6 N/A - pertains to private programs.

- 3.7 Promote the preservation of natural riparian habitat.

*Two areas are designated within Porta Bella as natural riparian mitigation areas.*

Issue 4: Open space Areas for Outdoor Recreation Uses

Goal 4: To preserve open space areas for recreational use as a natural buffer to more intensive land uses.

***Policies:***

- 4.1 N/A - pertains to city park site selection.

- 4.2 N/A - pertains to city purchase of parks.

- 4.3 Provide a diverse mix of recreational use and scenic view areas within open space sites.

*Porta Bella's Open Space System contains natural open space, active parks, recreational facilities including tennis and golf driving range, and trail systems with scenic overlooks.*

- 4.4 Encourage the cohesive development of trails and open space as a unified system, contiguous throughout the City and Planning area with linkages to County, state federal and other parklands and trail systems.

*The Vicinity Map included within Section 5 illustrates the location of trails and their linkage into the established and proposed trails of the General Plan and the Santa Clara River Plan. Also, Section 4, Transportation and Circulation, outlines the proposed trail routes.*

- 4.5 N/A - pertains to the Santa Clara River.

- 4.6 Promote the development of equestrian trails along routes which are viable to the health and safety of horse and rider.

*Equestrian trails are provided within this Plan as described in Section 4.*

- 4.7 Previously discussed.

- 4.8 N/A - pertains to the transfer of trails maintenance.

- 4.9 N/A - pertains to the acquisition of new trails.

- 4.10 N/A - pertains to the acquisition of woodlands

- 4.11 Encourage the open space linkage opportunities throughout the City and adjacent park and forest areas

*The Opens Space System of Santa Clarita enjoys relationship to existing vacant land. Depending upon the development disposition of the adjacent land, an opportunity exists to create even larger open space areas for habitats.*

- 4.12 Protect adjacent neighborhood areas from noise, visual, and traffic impact so new active recreational areas.

*The new 22 acre active recreational park is located away from residential by separation by the Ridge. The tennis facility is located near the "club" atmosphere of the multi family 40 area,*

*as well as the golf facility. The park located within the Central community has adjacency with the school and the multi family 22 area.*

4.13 N/A - pertains to off-road vehicles in the National Forest.

4.14 Promote a coordinated public system of hiking, bicycle, pedestrian, and equestrian trails.

*Section 4 of the specific Plan details the incorporation of these trails, as well as their accessibility to the multi-modal transportation system to be located in the Soledad District.*

4.15 N/A - pertains to a regional trail system establishment.

4.16 Ensure that trails are used for their intended purpose and that trail use does not infringe upon or violate private property rights.

*Trails within Porta Bella are generally located within populated areas via sidewalks, which link into the open space trail systems at appropriate areas.*

4.17 Seek park sites having areas of natural scenic beauty which can be conserved and enjoyed by the public, as well as areas having active recreational opportunities.

*The park sites of Porta Bella are located with unique viewscapes. The 22 acre community park is located with views of the Santa Clarita Valley. The park site near the school overlook Oak Canyon, and the recreational facilities near the MF 40 area are located within the "Bowl" Canyon area, which is an interesting landform.*

4.18 Promote the establishment of Landscape Maintenance Districts within new developments as a means of preserving and maintaining on-site recreation and open space areas.

*Landscape and lighting districts will be created within the Porta Bella Specific Plan Area to maintain common landscape areas owned by the Homeowner's association.*



Issue 5: Open Space Designations as Protection Against Natural Hazards

Goal 5: To use the open space designation to ensure the public health and safety and welfare in areas subject to natural hazards.

*Policies:*

5.1 Integrate natural hazard areas, such as floodways, seismic fault zones, and unstable soils, in to the open space network.

*The seismic fault which traverses the site along the ridgeline has been incorporated into the open space land use area.*

5.2 N/A - pertains to flood zones.

5.3 N/A - pertains to flood zones.

5.4 N/A - pertains to areas of unmitigatable environmental hazard

5.5 Encourage the use of flood control structures which maximize groundwater recharge and the use of floodways as native habitat. *The Porta Bella Specific Plan is pro-active in the area of groundwater recharge. Section 10 encourages the use of natural groundwater recharge methods, and section 5 details the use of natural drainage swales in place of storm drains along several roadways.*

5.6 Promote the design of slope drainage concepts which:

- minimize the need for slope irrigation
- Provide measures for groundwater recharge, either on-site or off-site
- Minimize the construction and placement of slope drainage structures which are intrusive, out-of-scale, and/or incompatible with the surroundings.

*Section 5 of the Specific Plan outlines the grading and drainage of slopes, as well as describing the use of natural, low water use plant materials which will require minimal or no artificial watering.*

Issue 6: Open Space Area Uses for the Managed Production of Mineral Resources

Goal 6: To encourage the management and protection of valuable mineral resource in a manner which will ensure productivity and utility of these resources for present and future uses while minimizing disturbance, a feasible, to dissimilar/incompatible surrounding uses.

**Policies:**

*None of the policies outlined within this section are applicable to Porta Bella because the plan area does not permit mineral resource extraction.*

Issue 7: Water Resources Preservation

Goal 7: To protect the quality and quantity of local water resources, including the natural productivity of all surface and groundwater, and important watershed and recharge areas.

**Policies:**

7.1 N/A - pertains to water supply

7.2 N/A - pertains to water supply quality

7.3 Maintain the natural productivity of streams, rivers, and other water bodies by supporting regulatory practices which prevent erosion and minimize pollutant content in surface runoff from major development.

*By utilizing the natural drainage swales, runoff will have the opportunity to recharge prior to flowing into the drainage system. In addition, the water will be less polluted because it will be filtered through the earth, which is a method of purification. The natural drainage systems permitted and encouraged in Section 10, if implemented, will also compliment the natural water system.*

- 7.4 N/A - pertains to manufacturing pollution
- 7.5 N/A - pertains to groundwater recharge areas
- 7.6 Require storm control systems, where necessary, to conform with the natural drainage patterns of the area.

*Natural drainage systems have been utilized in the drainage of Porta Bella. The use of drainage swales which direct the flow of water into numerous smaller drainage systems into canyons is an example of this type of drainage.*

- 7.7 N/A - pertains to floodways.
- 7.8 N/A - pertains to watersheds
- 7.9 N/A - pertains to wastewater recycling
- 7.10 N/A - pertains to inter-governmental coordination.
- 7.11 Promote water conservation through educational and other programs.

*Section 6 of the Specific Plan contains a section entitled Water Conservation which requires the use of water saving devices and methods for all residential (including lodging) development in Porta Bella.*

- 7.12 Encourage the use of native and drought tolerant plant species for revegetation and landscaping.

*Section 5 discusses and encourages native and drought tolerant plant species. The plant selection along many of the streets also incorporate drought tolerant plant species.*

- 7.13 Protect groundwater quality through the establishment of a sanitary sewer system hook-up program to require the connection of all urban uses/densities.

*Porta Bella will be served by a sewer system.*

7.14 N/A - pertains to industry monitoring

7.15 N/A - pertains to citywide implementation to water conservation.

Issue 8: Energy Conservation

Goal 8: To reduce the community's reliance on traditional energy resources through the initiation of energy conservation practices and the utilization of available energy technology.

*Policies:*

8.1 Promote the conservation of energy in the planning area

*Porta Bella is pro-active in the area of energy conservation. Section 3 discusses the encouragement of energy conserving techniques within the Lifestyle discussion.*

8.2 Encourage the incorporation of conservation features, such as solar panels, in the design of new development and the installation of conservation devices in existing developments.

*Section 3 discusses the incorporation of energy conserving methods within the Lifestyles section, Section 5 discusses energy conserving landscapes, and Section 6 permits the incorporation of energy conserving techniques such as solar panels and skylights.*

8.3 N/A - discusses incentives for energy conservation

8.4 Encourage the use of passive design concepts to increase energy efficiency.

*Porta Bella discusses and encourages the use of passive design concepts to increase energy efficiency.*

8.5 N/A - pertains to public buildings

Issue 9: Recycling of Natural Resources

**12.0 HUMAN RESOURCES ELEMENT**

**Issue 1:** Human Services and Facilities Required to Service Existing and Future Development

**Goal 1:** To provide adequate social service programming for existing and Future residents responsive to the needs of diverse populations, including, but not limited to, families with children, seniors and the frail elderly, minorities, persons with disabilities, immigrants, and the homeless.

***Policies:***

The policies of this section are not applicable to the Porta Bella Specific Plan, as they refer to programs to be established by the City of Santa Clarita.

**Issue 2:** Health Care Services and Facilities

**Goal 2:** To promote the provisions of a broad range of high quality health care services to meet the existing and future needs of City residents.

***Policies:***

The policies of this section are not applicable to the Porta Bella Specific Plan, as they refer to programs to be established by the City of Santa Clarita.

**Issue 3:** Cultural Opportunities

**Goal 3:** To encourage the development of a wide range of community and cultural activities throughout the planning area.

***Policies:***

The policies of this section are not applicable to the Porta Bella Specific Plan, as they refer to programs to be established by the City of Santa Clarita.

Goal 4: To encourage improved educational and training opportunities and services for people throughout the planning area.

***Policies:***

The policies of this section are not applicable to the Porta Bella Specific Plan, as they refer to programs to be established by the City of Santa Clarita.

Goal 9: To encourage the sorting and recycling of all possible materials and the reduction of future landfill space requirements.

**Policies:**

9.1 Establish a citywide recycling program of the reuse of newspapers, cans, bottles and other recyclable materials.

*Porta Bella discusses, encourages, and permits by conditional use permit recycling and household hazardous waste collection centers in all non-residential areas.*

9.2 N/A - pertains to intergovernmental coordination

Issue 10: Preservation of Historical, Cultural, and Archaeological Resources

Goal 10: Protect the historical and culturally significant resources which contribute to community identity and a sense of history.

**Policies:**

10.1 N/A - pertains to existing historical structures

10.2 N/A - pertains to existing historical structures

10.3 N/A - pertains to the support of programs

10.4 N/A - pertains to the development of guidelines to preserve historic structures

10.5 Integrate historic sites with recreational and open space areas whenever possible.

*The Porta Bella Specific Plan suggests a concept development plan for the City site which preserves the heritage oak tree as a part of the new City Hall courtyard. This Civic Center Plaza opens into a 200+ acre oak meadow parkland.*

- 10.6 Incorporate historic sites into proposed development in such a manner as to preserve the integrity of the site whenever possible.

*This heritage oak tree located on the City property has been conceptually designed into the courtyard of the new City Hall structure.*



**7.0 AIR QUALITY ELEMENT**

Issue 1: Government Coordination on Air Quality Issues

Goal 1: To minimize conflicts between City and other governmental agency air quality policies, plans, and programs.

***Policies:***

*Policies located within this section pertain to Governmental coordination.*

Issue 2: Transportation Demand Management

Goal 2: To reduce emissions resulting from work and non-work vehicle trips by private and local government employees.

***Policies:***

2.1 Promote vehicle trip reduction and other transportation demand management programs.

*The Porta Bella Specific Plan includes such transportation alternatives as a multi-modal transportation facility, escalator system, pedestrian linkages to all commercial areas, and mixed land uses to minimize the need for automobile trips.*

2.2 N/A - pertains to carpools

2.3 Promote alternative transportation systems throughout the planning area, including, but not limited to, comprehensive bus service, bicycle and pedestrian trails, and associated support facilities.

*The Porta Bella Specific Plan includes such transportation alternatives as a multi-modal transportation facility, escalator system, pedestrian linkages to all commercial areas, and mixed land uses to minimize the need for automobile trips.*

2.4 N/A - pertains to programs for alternative transportation

2.5 Encourage programs which minimize local traffic congestion at large special events. Programs could include pre-purchase of parking tickets, staggering house of arrival, off-site parking with shuttles.

*The 700+ car parking facility for the multi-modal transportation facility will only be utilized during weekday daytime hours for commuters. During the night-time and weekend hours, this parking area will be able to accommodate cars for special events and retail parking for the Town Center area. The convenient use of the escalator will connect the Soledad District in which the parking area is located, with the upper Town Center District, where the events and commercial opportunities area. This will allow two areas of parking where usually there is only one.*

Issue 3: Peak -Period Truck Travel

Goal 3: To reduce emissions from peak-period truck travel and number and severity of truck-involved accidents.

**Policies:**

3.1 N/A - pertains to truck use hours

Issue 4: Parking Management

Goal 4: To reduce transportation source emissions by promoting efficient and creative parking plans which reduce vehicle emissions.

**Policies**

4.1 *The 700+ car parking facility for the multi-modal transportation facility will only be utilized during weekday daytime hours for commuters. During the night-time and weekend hours, this parking area will be able to accommodate cars for special events and retail parking for the Town Center area. The convenient use of the escalator will connect the Soledad District in which the parking*

*area is located, with the upper Town Center District, where the events and commercial opportunities area. This will allow two areas of parking where usually there is only one, therefore reducing congestion and idling time.*

Issue 5: Traffic Flow Improvements

Goal 5: To reduce vehicle emissions through traffic flow improvements.

***Policies:***

5.1 Encourage the implementation of traffic flow improvements in order to reduce congestion, conserve energy, and improve air quality.

*At Porta Bella, a hierarchy of streets exists. The regional road systems circumvent the community, collector roads proceed into the community, and local streets web throughout the neighborhoods. This system allows an efficient flow of vehicles.*

Issue 6: Design Criteria

Goal 6: To reduce vehicle emissions through promotion of appropriate building and site design criteria

***Policies:***

6.1 Encourage new development, throughout the project review process, to incorporate appropriate building and site design criteria to minimize vehicular emissions, such as those resulting from on-site circulation patterns.

The Town Center area of Porta Bella is designed to utilize on-street and parking garages, which will reduce the amount of emissions by providing central and storefront parking.

Issue 7: Building Materials and Methods

Goal 7: To reduce reactive organic gas (ROG) and particulate emissions from building materials and methods.

**Policies:**

7.1 N/A - pertains to ROG gases.

Issue 8: Energy Conservation

Goal 8: To reduce emissions resulting from energy consumption in residential, commercial, and governmental facilities.

**Policies:**

8.1 N/A - pertains to retrofitting existing structures

8.2 Encourage the use of alternative energy sources

*In Porta Bella, solar panels and discussed, encouraged and permitted.*

8.3 Promote the use of landscaping, especially trees, to reduce heat buildup, save energy, and help cleanse the air.

*Section 3 discusses the use of landscape as an energy conserver, as well as section 5, which discusses and encourages the use of landscape and hardscape to minimize energy use.*

Issue 9: Air Quality Education

Goal 9: To increase public awareness regarding regional and local air quality issues

**Policies:**

9.1 N/A - pertains to education

Issue 10: Land Use

Goal 10: To reduce vehicle emissions by creating an urban form that efficiently utilizes urban infrastructure and services.

**Policies:**

- 10.1 Contribute to the reduction of vehicle miles traveled by achieving a more reasonable job/housing balance.

*The Porta Bella Specific Plan area contains a commercial town center, office parks, business parks, various satellite commercial areas, and a multi-modal transportation system to promote public transit to and from the work place.*

- 10.2 Encourage efficient transportation systems and land use patterns which minimize total trips and vehicle miles traveled.

*The Porta Bella Specific Plan area contains a commercial town center, office parks, business parks, various satellite commercial areas, and a multi-modal transportation system to promote public transit to and from the work place.*

Issue 11: Clean Vehicle Fuels

- Goal 11: To reduce vehicle emissions by promoting the use of cleaner alternative fuels for vehicles.

**Policies:**

- 11.1 N/A - pertains to city vehicles

Issue 12: Transit Improvements

- Goal 12: To reduce mobile source emissions by promoting a shift from single occupancy to higher occupancy vehicles.

**Policies:**

- 12.1 Encourage the development of local public transit and availability, improved bus service (time schedule, performance, and connections) and actions designed to make the transit system user friendly.

*In addition to complying with the local transit agency's requirements upon development, the Specific Plan area has a multi-modal transportation facility which will accommodate other forms of transportation including public and private bus carriers, automobiles, bicycles and pedestrians.*

- 12.2 Encourage the establishment of local and regional multi-modal transportation facilities

*In addition to complying with the local transit agency's requirements upon development, the Specific Plan area has a multi-modal transportation facility which will accommodate other forms of transportation including public and private bus carriers, automobiles, bicycles and pedestrians.*

- 12.3 Encourage the development of intercity transportation systems other than buses. Such systems may include light rail, monorail, people movers.

*The Porta Bella Specific Plan encourages the implementation of the City's Village Center concept within the General Plan, which would link the Town Center area of this plan with the rest of the City via a intercity transportation system.*

Issue 13: Particulate Emissions

Goal 13: To reduce particulate (dust) emissions

*Policies:*

- 13.1 N/A - pertains to implementation measures to reduce particulates.

Issue 14: Toxic Air Pollutant Exposure

Goal 14: To prevent exposure of people, animals, and other living organisms to toxic air pollutants.

***Policies:***

14.1 N/A - pertains to toxic air pollutant generators

Issue 15: Criteria Air Pollutant Exposure

Issue 15: To prevent exposure of residents and other sensitive receptors to non-toxic pollutants.

***Policies:***

15.1 N/A - pertains to pollution generation sources

15.2 N/A - pertains to coordination with SCAQMD.

**8.0 NOISE ELEMENT**

Issue 1: Noise Level control Standards

Goal 1: To protect the health and welfare of the residents of the City of Santa Clarita and the planning area by the elimination, mitigation, and prevention of significant existing and future noise levels.

***Policies:***

*The policies of this section pertain to City regulation and enforcement of noise generators. The individual projects of Porta Bella will be subject to the standards imposed by the City.*

Issue 2: Reduction of Noise from Traffic

Goal 2: To prevent and mitigate adverse impacts of traffic generated noise on the residents of the City and planning area.

***Policies:***

*The policies of this section pertain to City regulation and mitigation of noise generators. The land use relationships of Porta Bella have been arranged in a method to minimize these impacts.*

Issue 3: Noise Reduction in Residential Neighborhoods

Goal 3: To prevent and mitigate significant noise levels in residential neighborhoods above 60-65 dBA

***Policies:***

*The policies of this section pertain to City mitigation of sound levels above 60-65 dBA. The individual projects and activities within Porta Bella will be subject to City Municipal Code requirements regarding sound.*



Issue 4: Noise Reduction From Commercial and Industrial Activities

Goal 4: To prevent, mitigate, and minimize noise spillover from commercial/industrial uses into adjacent residential neighborhoods.

***Policies:***

*The policies of this section pertain to noise generated from commercial/industrial uses near residential areas. Land uses within Porta Bella have been selected and arranged in a manner complimentary to surrounding land uses. All projects and activities in Porta Bella shall be subject to the City of Santa Clarita's Municipal Code regarding noise.*

**9.0 PUBLIC SAFETY ELEMENT**

Issue 1: Development in Areas Subject to Risk From Natural Hazards

Goal 1: To minimize damage and hazards resulting from seismic activity, unstable soils, flooding conditions, and other geologic hazards.

***Policies:***

1.1 Ensure that all new projects have adequate water supply, road widths, and reasonable secondary emergency access to minimize health and safety risks.

*Two new water tanks for water storage will be constructed on-site. Road widths have been designed with adequate width for their intended uses, and secondary access is available to all project areas.*

1.2 N/A - pertains to an emergency preparedness plan to be prepared by City.

1.3 Require geotechnical studies for development proposals as appropriate.

*A geotechnical study has been prepared as part of the design plan and the environmental impact report attached to this plan.*

1.4 Work with the California Division of Mines and Geology to review development proposals located within or adjacent to the Alquist-Priolo Special Studies Zone, along the San Gabriel Fault and other potential active faults.

*The geologic report prepared for the project is subject to review by the above referenced agencies.*

1.5 N/A - pertains to City assistance in geotechnical investigation

- 1.6 Review the use of seismic design criteria and standards for linear system facilities, including, transmission lines, water and sewage systems, and highways to ensure that they are adequate in protecting the public. Actual weaknesses or limitations within the system should also be determined and mitigated where feasible.

*All engineering within the project areas has been and will be conducted in compliance with earthquake safety standards.*

- 1.7 Require that soils containing toxic or hazardous substances be cleaned up to the satisfaction of the agency having jurisdiction prior to the development or redevelopment.

*Of the 17 toxic sites originally on-site, 15 have been cleaned, and the remaining two are in the process of being cleaned. Completion of this clean-up is anticipated by Spring of 1993.*

- 1.8 N/A - pertains to City review of soils reports.

- 1.9 N/A - pertains to floodways

- 1.10 N/A - pertains to floodways

- 1.11 Take an aggressive stance on clean-up efforts of known contaminated areas.

*A result of the development of Porta Bella will be clean-up of the toxic sites within this central community.*

- 1.12 All structures should meet or exceed state required earthquake resistant design standards

*All structures will meet or exceed state required earthquake resistant design standards.*

- 1.13 Develop hillside grading standards to minimize the hazards of erosion and slope failure.

*Section 5.0 of the Specific Plan has requirements and guidelines for grading within the project area.*

Issue 2: Emergency Preparedness

Goal 2: To prepare the Santa Clarita planning area to be self-sufficient in the event of major emergency or earthquake.

***Policies:***

*The policies of this section pertain to the City's creation of earthquake preparedness plans.*

Issue 3: Fire Hazards

Goal 3: To minimize potential damage and hazards resulting from fire.

***Policies:***

3.1 N/A - pertains to the creation of a City ordinance

3.2 All new development must be served by a water system that meets the fire flow requirements established by the fire department

*All new development in Porta Bella will be served by such a system, and be subject to the requirements of the fire department.*

3.3 Require all public and private roadways to be constructed according to the minimum standards provided for in the General Plan to ensure that vehicular access for emergency vehicles can be maintained.

*All roadways within Porta Bella have been designed to accommodate emergency vehicles.*

3.4 N/A - pertains to city service for fire protection

- 3.5 Provide fire resistant landscaped buffer zones between high risk fire hazard areas and urban development, and restrict access from development in to the wilderness areas during periods of high fire risk

*Section 5.0 of the Plan contains a "fuel modification section" which requires a buffer zone of 150 feet between development and natural areas. This buffer zone shall be planted with approved plant materials contained in the Master Plant Palette.*

- 3.6 All new development proposals near the designated wildfire hazard zones should identify evacuation/emergency routes.

*All development within the project area is serviced by a number of access routes which can be taken in case of emergency.*

- 3.7 Development in or adjacent to wilderness/chaparral areas should have a fuel modification zone to minimize the risk of wildfire as appropriate. fuel modification areas should be encouraged in the forest areas when adjacent to residential development.

*Fuel modification areas are detailed in Section 5.0 of the Plan.*

- 3.8 Encourage dual access, particularly in mountainous and high fire risk areas.

*Emergency dual access is provided to all neighborhoods of Porta Bella.*

- 3.9 N/A - pertains to a regional fuel modification plan.

- 3.10 N/A - pertains to existing development

Issue 4: Hazardous Materials

Goal 4: To minimize levels of risk to people and property from hazardous waste.

*Policies:*

- 4.1 N/A - pertains to city coordination with fire department
- 4.2 N/A - pertains to the transportation of hazardous materials.
- 4.3 N/A - pertains to a hazardous waste program to be created by the City.
- 4.4 N/A - pertains to city prohibition of hazardous waste generating facilities.
- 4.5 N/A - pertains to electromagnetic effects of high tension lines.

**10.0 COMMUNITY DESIGN ELEMENT**

Issue 1: Protection or Neighborhood Identity

GOAL 1: To protect and preserve the scale and character of existing neighborhoods while providing for new development which is consistent with the goals and policies of the General Plan.

*Policies:*

1.1 Maintain or enhance the character of existing neighborhoods with policies and regulations that emphasize compatible architecture and landscaping.

*N.A. - Pertains to existing neighborhoods*

1.2 Ensure that clustering of new development is compatible with the character of the existing surrounding neighborhoods.

*The design character of Porta Bella incorporates traditional ideals which are found within the existing communities of Santa Clarita.*

1.3 Consider all design elements, including building size, height, mass and architectural design in the design review process so that new development does not conflict with the character of the neighborhoods.

*A detailed design guidelines and standards section is included within the Specific Plan. The prescribment of standards is intended to reflect and compliment the existing scale of Santa Clarita.*

Issue 2: Design Concepts and Quality for the Community

GOAL 2: To encourage design excellence in the development of all public and private projects in the city.

**Policies:**

- 2.1 Identify important design and aesthetic attributes that contribute to the unique character of the City.

*The first phase of the design process for Porta Bella was to identify significant natural, physical and cultural features which shape Santa Clarita. For this reason, canyons and ridgeline were treated with respect to their environment, and the urban form was created in a fine grain manner consistent with the existing communities of Porta Bella.*

- 2.2 Provide for residential uses in proximity to business/commercial centers in a manner which promotes the neighborhood/village/town center planning concept.

*The communities of Porta Bella offer diverse setting, ranging from above commercial units to single family estate lot. Three commercial opportunities have been planned into Porta Bella, as well as numerous employment and recreational opportunities.*

- 2.3 Promote opportunities for greater pedestrian orientation and lifestyles.

*Human-scale streets with pedestrian parkways, trails which weave through the neighborhoods and link recreational amenities, and a fine grain mixture of land uses are the primary elements of Porta Bella which will result in a pedestrian oriented community.*

- 2.4 Encourage key gateway design themes to the City's major communities consistent with the overall community image.

*A landmark monumentation concept has been established in Porta Bella which relies on focal landscapes and relevant architectural expressions, rather than bulky signage, to identify communities. This concept is consistent with the integrated philosophy of the community's design.*



- 2.5 Encourage the establishment of design themes while avoiding monotony within individual developments in the City.

*The "New Heritage" architecture of Porta Bella is an eclectic mix of architectural design styles which compliment each other, however allow a diversity of character.*

- 2.6 Prepare and adopt design guidelines for the City and the individual communities that comprise the City.

*Within the Specific Plan, design guidelines have been prepared for City adoption to guide the eventual development of Porta Bella.*

- 2.7 Permit non-conforming uses, as appropriate, for buildings of historical and/or architectural significance.

*N.A. - No structures exist on-site which are historically significant.*

Issue 3: Treatment of Commercial Districts

GOAL 3: To promote design excellence in the development of business/commercial centers.

**Policies:**

- 3.1 Improve the appearance and function of business and commercial centers within the planning area through architectural form, landscaping, parking and signage schemes.

*The Porta Bella Specific Plan contains design standards for both architecture and landscape architecture, parking and sign standards. These standards will better ensure a high quality environment for this community.*

- 3.2 Promote the development of a commercial business and retail City center through appropriate architectural form which encourages a unified theme and a strong sense of place.

*The Town Center District of the Porta Bella, and Santa Clarita, will be one of the most distinctive and contextually appropriate City Centers in Southern California. The character of the Town Center draws from an eclectic mix of architectural styles, all of which are complimentary to the existing communities. The pedestrian level opportunities for entertainment, retail, office and residential all within the Town Center will create a unique sense of place within Southern California.*

- 3.3 Encourage the establishment of mixed use and village commercial centers throughout the planning area and provide opportunities for plazas, urban open spaces, and the effective use of street furniture in downtown areas.

*Within the Town Center and Soledad Districts of Porta Bella will be mixed use areas including commercial, multi-modal transportation, recreation, residential, office and entertainment. The areas will be strongly pedestrian oriented with features such as the Town Center Circle, the romantic Crescent Walk, a storefront "Main Street," sidewalk cafes and many more elements which reinforce the pedestrian experience.*

- 3.4 Encourage design and uses of commercial districts and related housing that add pedestrian orientation and that provide for safe and secure daytime and nighttime activities, i.e., the Newhall Historic Area and the City Center.

*Within the Town Center and Soledad Districts of Porta Bella will be mixed use areas including commercial, multi-modal transportation, recreation, residential, office and entertainment. The areas will be strongly pedestrian oriented with features such as the Town Center Circle, the romantic Crescent Walk, a storefront "Main Street," sidewalk cafes and many more elements which reinforce the pedestrian experience.*

- 3.5 Promote the development of a hierarchy of commercial and related residential uses throughout the planning area.

*Porta Bella is comprised of four inter-related Districts, offering a broad range of lifestyle opportunities. Commercial support for residential and community functions is a fundamental planning objective. The manner in which the commercial support is provided in Porta Bella ranges from direct interaction within the Town Center District, to various degrees of interaction within the Soledad, Central and South Districts. All areas, however, have convenient access to commercial areas without further congesting existing arterials or infrastructure.*

- 3.6 Encourage the provision of buffering in areas near commercial centers and residential neighborhoods to help separate and delineate business and residential districts and to create visual diversity.

*Buffering, where appropriate, is included within Porta Bella. For instance, the Neighborhood Commercial area within the South District is buffered by a 100 foot landscape easement between the neighboring Multi-Family residential area.*

Issue 4: Historic Buildings and Features

- Goal 4: To continue to preserve and maintain special historical Features and landmarks as Focal points in the planning area.

*Policies:*

- 4.1 Encourage design measures for new development in historic areas, such as requiring adequate physical and visual buffers between historical areas and other land uses, and the use of compatible or similar construction materials and architectural styles so as not to detract from the integrity of historical features.

*N.A. - Pertains to existing historical areas.*

- 4.2 Work to preserve and maintain historic neighborhoods and reinforce the historic theme by requiring new development to be constructed in such a manner so as not to distract from the significant historic structures.

*N.A. - Pertains to existing historic neighborhoods.*

- 4.3 Allow flexibility in applying building codes to buildings of historical and/or architectural significance.

*N.A. - Pertains to existing historic structures.*

Issue 5: Natural Resources Preservation

GOAL 5: To preserve and integrate the prominent and distinctive natural features of the community as open space for the use and visual enjoyment of all City residents.

***Policies:***

- 5.1 Retain designated major landforms, such as ridgelines, natural drainage ways, streams, rivers, valleys, and significant vegetation, especially where these features contribute to the overall community identity.

*The ridgeline, as well as Oakdale and Oro Fino Canyons will be retained. In addition, the canyons will be rehabilitated with riparian plant species which have been removed for the prior land use activities and grading. The ridgeline will be resculpted to reflect its natural condition, prior to the grading activities of the past land use.*

- 5.2 Encourage appropriate development guidelines for new development located in view corridors or near prominent/unique landforms.

*All development within Porta Bella is located away from major ridgelines. A secondary ridgeline will be home to the new town center, which is appropriate due to its symbolic and physical contribution to Santa Clarita.*

- 5.3 Where possible, incorporate attractive natural amenities, such as rock outcroppings, vegetation, streams, and drainage areas, into the development of future projects to protect the environment and provide landscape opportunities, visual interest, scale and/or recreational opportunities.

*The natural environment is the greatest asset for the new community of Porta Bella. The incorporation of the significant elements into the fabric of the community is fundamental to the design. In addition to the ridgeline, canyon preservation, there is the crescent bowl walkway, the ridge-runner trail system, and the over 42% of land in open space, parks and recreation, and even the conceptual grading plan of the adjacent City property which preserves the heritage oak tree.*

Issue 6: Open Space Areas/Park Design

GOAL 6: To protect and enhance open space areas that provide visual and aesthetic character and identity to the community.

**Policies:**

- 6.1 Establish programs and ordinances that will be effective in providing visual relief and separation between development and parks.

*In Porta Bella, some parks and recreation areas are located adjacent to residential areas. These areas are more passive in nature, less inviting to organized sports. The major active sports park is located on the opposite side of the ridge, which will buffer the community from the noise and lights of the community park. Access is still convenient, however, with the provision of trails and parking at the park.*

- 6.2 Promote open areas, such as plazas, interior arcades, galleries, rooftop gardens, and scenic viewplaces within intensive urban developments.

*These elements are encouraged within the commercial areas of the Specific Plan via the design guidelines section.*

- 6.3 Establish recreational areas for both passive and active activities.

*Porta Bella is comprised of over 42% open space, parks and recreation areas. Included in Porta Bella are active sports fields of 5, 3.5 and 22 acres in size, a public tennis club with stadium court, a golf driving range, an elementary school with an attached playground, a natural trail system, and various neighborhood parks within the various districts.*

- 6.4 Develop a park classification program (regional, community, neighborhood/local, pocket/mini parks) which conforms to community recreation needs and encourages community identity throughout the planning area.

*N.A. - Pertains to the City creating park designations.*

- 6.5 Promote the concept of a network of neighborhood parks and open space areas; where possible integrate neighborhood parks with a larger community wide system; incorporate jogging and hiking trails, bicycle path, and equestrian trails links wherever possible.

*Porta Bella is interwoven with parks and connective trail systems which conveniently link residences and commercial areas with the extensive system of parks, recreation and open space. The opportunity for recreation and pedestrian mobility is a fundamental concept of Porta Bella.*

- 6.6 Promote the use and development of open space areas tied to the Santa Clara River Corridor.

*N.A. - pertains to the Santa Clara River Corridor*

- 6.7 Promote visual and physical buffers, where appropriate, by use of easements, roadways, trails, ridgelines, and other features to delineate various communities in the valley.

*Porta Bella is an extension of the existing communities of Santa Clarita. Effort has been made to integrate, rather than separate its opportunities within the city. Geographically, Porta Bella has a physical separation from the existing communities, which will allow the character of each community to remain individually unique.*

- 6.8 To the extent possible, promote the development of equestrian trails in river and stream channels and other open space areas away from urbanization and to connect with trails in the National Forest.

*Several "General Purpose" trails are located within the Specific Plan area, which include their use for equestrian purposes. These General Use trails are strategically located to connect with similar trails depicted by the General Plan.*

Issue 7: Circulation System Design

- Goal 7: To develop a safe and efficient circulation system that protects and enhances the overall community character.

***Policies:***

- 7.1 Develop design principles for major roadway types which are consistent with roadway function and which address roadway improvements, landscaping, aesthetics, roadway signage, lighting, and pedestrian enhancements.

*The roadways within Porta Bella are designed to the capacity standards as recommended by the traffic engineers, yet they are of the character and arrangement which promotes the human-scale character desired.*

- 7.2 Encourage and enhance identifiable entryways for the overall community, individual residential neighborhoods, and unique or principal business/commercial districts of the City.

*These entryways have been identified and their character described within various sections of the Specific Plan. The character is that of minimal signage, but ample landmark identification such as landscape and monumentation.*

- 7.3 Encourage the protection of view windows along designated scenic highway corridors.

*N.A. - Pertains to scenic highway corridors, which do not occur on site. Santa Clarita Parkway, although not officially designated as a scenic highway, will display exemplary aesthetic characteristics in its effort to blend with the Native landscape environment.*

- 7.4 Roadways in hillside areas should be developed in accordance with special standards to ensure roadway design consistent with topography and sensitive to local relief.

*Roadways within Porta Bella have been designed to minimize grading and aesthetic impacts, yet provide an adequate measure of safety. The terrain of Porta Bella is different than most other areas of Santa Clarita, and therefore their design has been tailored to fit the conditions of the site.*

Issue 8: Signage and Billboards

- Goal 8: To ensure that signage throughout the City is visually attractive and minimizes distraction.

*Policies:*

- 8.1 Adopt a comprehensive sign ordinance.

*A comprehensive sign program has been included in the specific plan.*

- 8.2 Work to prohibit billboards along freeway frontages and designated scenic highways.

*Billboards are prohibited within the Specific Plan area.*



- 8.3 Encourage distinctive signage which identifies principal entries to the City, unique districts, neighborhoods, and public buildings and parks.

*These entryways have been identified and their character described within various sections of the Specific Plan. The character is that of minimal signage, but ample landmark identification such as landscape and monumentation.*

- 8.4 Prohibit new billboards in the City and encourage the reduction of the number of existing billboards.

*Billboards are prohibited within the Specific Plan area.*

- 8.5 Prohibit private signs in the right-of-way.

*Private signs are prohibited in the public right-of-way except for restaurant menu boards.*

Issue 9: Landscape Architecture

- Goal 9: To promote superior landscape design which emphasizes aesthetics, function, and water conservation.

*Policies:*

- 9.1 Encourage landscaping around residential, commercial, and industrial buildings and parking areas to enhance views from roadways and surrounding uses.

*Landscape is required within all of the above mentioned areas. Landscape within the community is viewed as the underlying character unification theme for Porta Bella.*

- 9.2 Utilize landscaping techniques to screen incompatible land uses and create transition and buffer zones between conflicting use areas

*Landscape for use as a buffer is illustrated in the specific plan, particularly between the Neighborhood Commercial center in the South District, and again between the community park in the Central District. The tennis facility is the buffer between the rail tracks and the multi-family area in the Soledad District.*

- 9.3 Encourage major landscape themes to provide visual relief in highly urbanized areas.

*The focal area of the Town Center is the landscaped Town Circle roundabout. This focal landscape element will be the physical center of the Town Center.*

- 9.4 Develop landscape themes to accentuate the major public gateways to the City.

*These entryways have been identified and their character described within various sections of the Specific Plan. The character is that of minimal signage, but ample landmark identification such as landscape and monumentation.*

- 9.5 Develop city-wide landscape and tree planting guidelines which promote low maintenance, drought-tolerant and fire-resistant species.

*Within Porta Bella, landscape materials have been diligently selected for their overall low water needs. California Peppers, oaks and native shrubs and groundcovers have been extensively utilized within the design. Areas which utilize have been kept to the very visual and residential streetscapes to get the most benefit from the least amount of turf.*

- 9.6 Encourage incorporation of indigenous vegetation into landscape themes throughout the planning area.

*The landscape palette of Porta Bella is based upon the indigenous character of the Valley. Heavy reliance on traditional Southern California plant materials is a part of the character.*

- 9.7 Encourage incorporation of indigenous landscape materials such as native stone, river rock, and Bouquet Canyon Stone into landscape themes.

*The specific plan encourages the use of monumentation rather than signage for entries and focal areas. The use of the above mentioned materials could be incorporated into these monument and focal elements.*

- 9.8 Promote sensitive landscape treatment of fuel modification zones between development and open space areas.

*Fuel modification zones have been identified and a plant palette prepared to specifically blend the landscape zone with the existing vegetation, yet provide fire protection for the improvements.*

- 9.9 Encourage consistent application of materials and vegetation within communities and differentiate between communities.

*An overall Landscape Plan has been created which is intended to create an underlying unity to Porta Bella, with modifications to individual neighborhoods for interest.*

- 9.10 Promote the establishment of landscape maintenance districts or other methods to maintain open space and slope areas around residential areas.

*Associations will be created which will maintain the landscape and lighting elements of the community.*

Issue 10: Architecture

- Goal 10: To achieve architectural themes and form which promote human scale and provide a comfortable human interaction with buildings.

*Policies:*

- 10.1 Provide design flexibility for urban design and architectural concepts in order to avoid architectural monotony and lack of design innovation.

*The New Heritage architectural theme is an eclectic mix of design characters which promote creativity and imagery in a compatible parameter of design.*

- 10.2 Encourage the use of materials that complement adjacent buildings and their surroundings.

*The use of indigenous materials such as Bouquet Canyon Stone and similar materials has been encouraged within the specific plan. A detailed list of building materials has also been delineated.*

- 10.3 Encourage design solutions that consider physical scale of the area and adjacent buildings.

*A list of elements which include the proposed structures relationship with adjacent buildings is included within the plan. The scale of the structures within the community has been limited to create appropriate scale and context.*

- 10.4 Examine potential opportunities for community theme elements within individual residential areas, neighborhood centers, recreation centers landscaped street medians, and other community facilities.

*The specific plan encourages the use of monumentation rather than signage for entries and focal areas. The use of the above mentioned materials could be incorporated into these monument and focal elements.*

- 10.5 Encourage visual hierarchy and distinction between community uses reflecting increasing densities, land use, and scale of development.

*Land uses within the community have been blended in the spirit of the traditional American town, with emphasis on the pedestrian rather than the automobile. Sound planning principles have also been incorporated to ensure the compatibility of uses with neighboring uses.*

Issue 11: Infrastructure

Goal 11: To achieve a coordinated and efficient infrastructure system which is visually unobtrusive while designed to meet the current and future needs of the planning area

***Policies:***

11.1 Encourage placement of transmission power lines and other mechanical equipment underground, where feasible, to maximize safety and minimize visual distraction.

*Power lines within the plan area will be located underground.*

11.2 Require that new electrical, telephone, cable television, mechanical equipment and other distribution lines be placed underground.

*These lines will be placed underground.*

11.3 Require that all on-site connections and utilities are installed underground where practical.

*These lines will be placed underground.*

11.4 Ensure that, where practical, utilities and connections which are located above ground do not interfere with or adversely impact access, visibility appearance, or the character of the structures near which they are located.

*No lines will be located above ground.*

- 11.5 Develop coordinated planning programs to ensure the efficient placement and consolidation of utility facilities within new development.

*N.A. - pertains to governmental coordinating.*

- 11.6 Incorporate landscaping, undergrounding, berms, and other techniques and design measures to integrate public facilities, such as water tanks into the community design.

*The water tanks will be visually reduced in scale by the use of berms surrounding the tanks. These berms are also a safety factor in the event a tank ruptures, the water will flow away from the homes.*

- 11.7 Encourage design solutions that reduce impacts/constraints from railroad rights-of-way within the planning area.

*The rail line will be overpasses by Santa Clarita Parkway, and a pedestrian underpass will be incorporated within the Soledad District.*

- 11.8 Encourage the use of the land under high power transmission lines for landscaping, tree farms, additional safe recreation areas, and other appropriate feasible uses.

*N.A. - No high-power transmission lines exist within Porta Bella.*

- 11.9 Encourage single pole transmission towers and cellular poles, and avoid unsightly reinforced structural support bases.

*N.A. - These elements will not be located within Porta Bella.*

**11.0 PUBLIC SERVICES, UTILITIES AND FACILITIES ELEMENT**

Issue 1: Adequacy of Public Services, Facilities, and Utilities

Goal 1: Work with utilities and other service providers to ensure adequate and safe public infrastructure and public services for City residents, including upgrading and expansion of existing deficient systems serving new development.

***Policies:***

1.1 N/A - pertains to city cooperation with other agencies

1.2 N/A - pertains to city cooperation with other agencies

1.3 N/A - pertains to city recordation of service needs

1.4 N/A - pertains to Development Monitoring System to evaluated cumulative impacts.

1.5 Require that new development be prohibited or delayed unless necessary public services and utilities will be available at the time of occupancy or will be provided within a reasonable period of time as a part of an adopted improvement plan.

*Development within Porta Bella will be phased to construct infrastructure prior to development.*

1.6 N/A pertains to City preparation of Capital Improvements Plan

1.7 N/A - pertains to City cooperation with water purveyors

1.8 Promote water conservation and reclamation in order to reduce water consumption in existing an future developments.

*Development within Porta Bella will set the standard for water conservation in Santa Clarita. All residential development will be required to utilize water conserving fixtures, and Sections 5.0 and*

*10.0 encourage the use of water recharge mechanisms within the landscape and grading concepts.*

- 1.9 N/A - pertains to City trash collection
- 1.10 N/A - pertains to a City-Wide recycling program. Recycling collection points including the collection of household hazardous wastes are permitted by conditional use permit within all commercial areas of Porta Bella.
- 1.11 Develop a drainage master plan that is sensitive to environmental concerns.

*Section 10.0 outlines such a plan.*

- 1.12 N/A - pertains to city cooperation with other agencies. --
- 1.13 N/A - pertains to city media potentials
- 1.14 N/A - pertains to the County library system. A library is proposed by the City on the adjacent parcel to the north of the project site.
- 1.15 N/A - pertains to city maintenance of services. A fire station site is available on-site, and a police station and courthouse are proposed for the adjacent property.
- 1.16 N/A - pertains to city education efforts.
- 1.17 Support the school districts in promoting a high standards of excellence in the local school system.

*The school site in Porta Bella is located in an excellent area for community integration and education. This site is 10 acres with an adjacent 5 acre park, as well as being located next to the educational riparian habitat area.*

- 1.18 Work and cooperate with school districts and developers to ensure appropriate means to facilitate the development of school facilities to accommodate growth and ensure that the school districts can meet future needs.



*The school site in Porta Bella is located in an excellent area for community integration and education. This site is 10 acres with an adjacent 5 acre park, as well as being located next to the educational riparian habitat area.*

- 1.19 Enhance the level and quality of community services and facilities, and improve accessibility throughout the Santa Clarita Valley.

*Porta Bella enables a high quality setting for cultural, entertainment, office, service, commercial and residential uses, as well as support facilities such as a school, houses of worship, fire station, and park lands. The regional roads proposed within Porta Bella will both provide better accessibility throughout Santa Clarita and quality environmental character on the city hall site.*

Issue 2: Allocation of Service, Facility, and Utility Costs

Goal 2: To allocate the cost of public services, facilities, and utilities on a fair and equitable basis based on service demand generated and benefits derived from services/improvements

***Policies:***

- 2.1 Make use of Specific Plans and development agreements that specify the nature, timing, cost, and financing mechanisms to be used to fund improvements and services.

*The Porta Bella Specific Plan, EIR, and subsequent development agreements will specify the above listed items.*

2.2 N/A - pertains to City funding mechanisms for improvements

2.3 N/A - pertains to the City fiscal planning computer model.

2.4 Support funding of infrastructure improvements that are consistent with the City's General Plan.

*Infrastructure within Porta Bella is consistent with the City's General Plan.*

Issue 3: Compatibility of Land Use and Infrastructure Services

Goal 3: Ensure that all public infrastructure improvements are compatible with nearby development

***Policies:***

*There are no policies listed in the General Plan regarding this goal. Infrastructure within the Specific Plan areas has been and will be designed to be harmonious with and/or alleviate the pressures upon existing infrastructure.*

Issue 4: Long Range Financial Planning

Goal 4: To prepare a long range financial plan which would contain both an operating and capital plan and be updated on a regular basis

***Policies:***

The policies of this section pertain to the City's long range financial plan.

Issue 5: Safety of Public Services, Utilities, and Facilities

Goal 5: To ensure that all public services, utility systems, and facilities are designed and maintained as stated in the Goals and Policies section of the Public Safety element to provide acceptable levels of safety and security.

***Policies:***

5.1 Promote the safe use of toxic materials and their safe disposal as outlined in the Goals and Policies section of the Public Safety Elements.

*Refer to the Public Safety Element*

- 5.2 Promote the collection of toxic materials and the establishment of recycling center for the safe disposal of toxic substances for residential and commercial use.

*Household hazardous waste and general recycling collections points are conditionally permitted in all commercial areas of Porta Bella.*

- 5.3 N/A - pertains to public education
- 5.4 N/A - pertains to city support for environmental laws
- 5.5 N/A - pertains to existing toxic materials generators.